

SPECIAL PERMIT - SITE PLAN REVIEW

1211 Massachusetts Avenue
Arlington, MA 02476

August 6, 2020



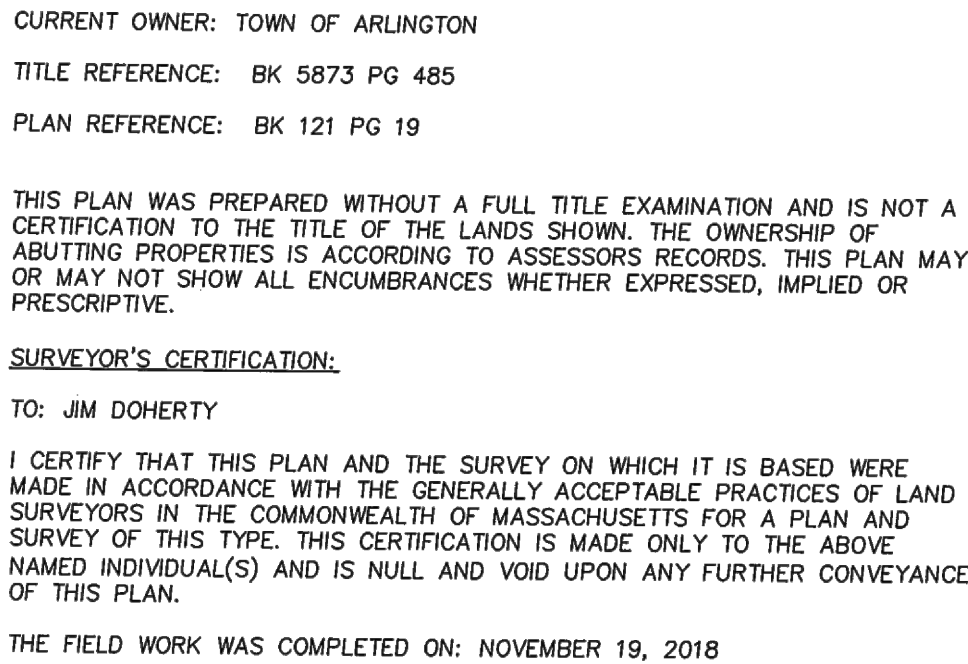
LINCOLN ARCHITECTS LLC
1 Mount Vernon Street, Suite 203
Winchester, MA 01890
781.721.7721

LOCUS PLAN



DRAWING LIST

ARCHITECTURAL	
COVER SHEET	
C-1	EXISTING CONDITION PLAN
C-2	SITE LAYOUT PLAN
C-3	GRADING PLAN
ES.1	SITE PHOTOMETRIC PLAN
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A6.1	PROPOSED BUILDING - SHADOW STYDY/SUMMER SOLSTICE
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A6.4	PROPOSED BUILDING - SHADOW STYDY/SPRING EQUINOX



PLAN REFERENCE: BK 121 PG 19

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: JIM DOHERTY

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

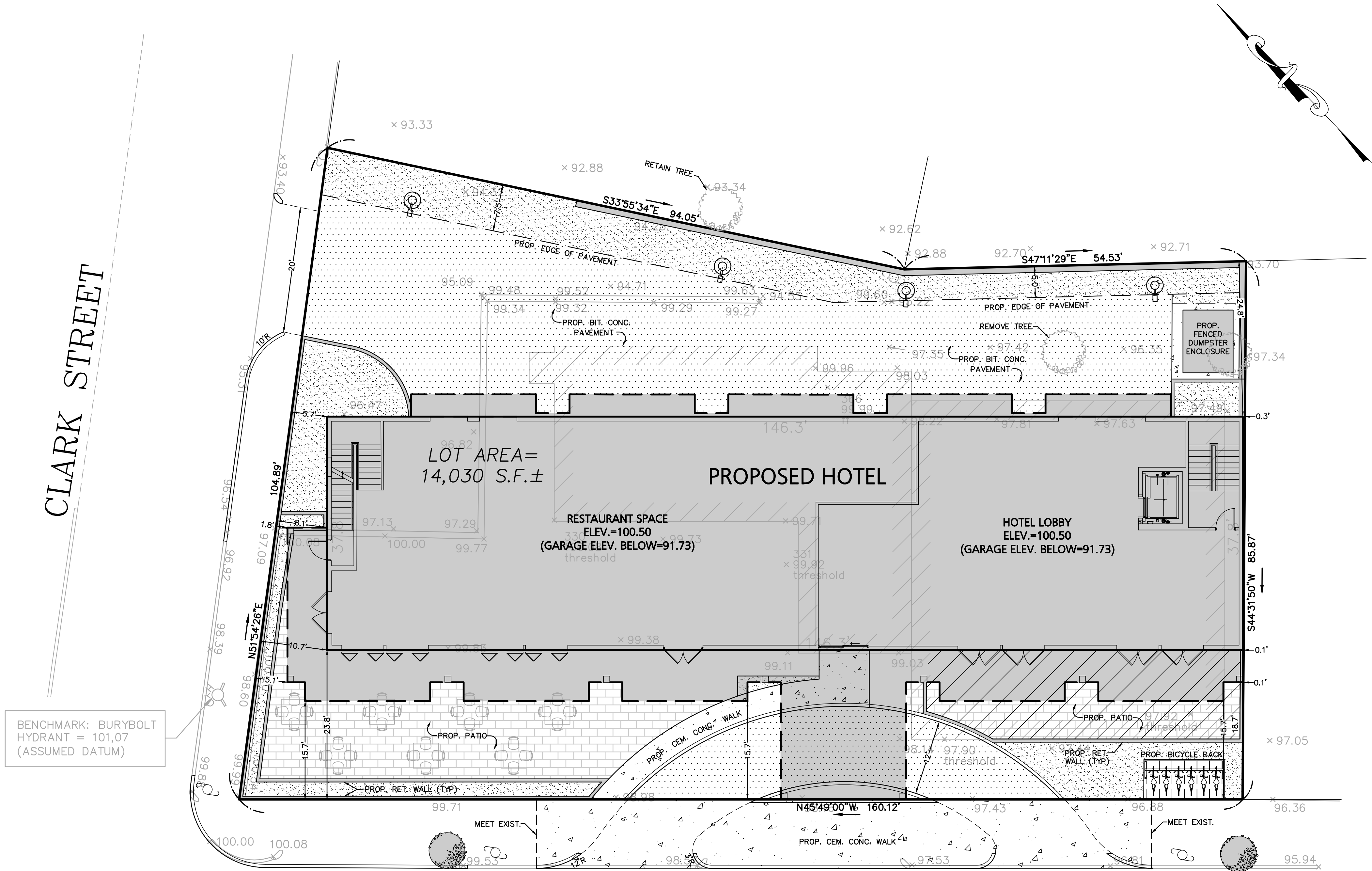
THE FIELD WORK WAS COMPLETED ON: NOVEMBER 19, 2018



HORIZONTAL SCALE

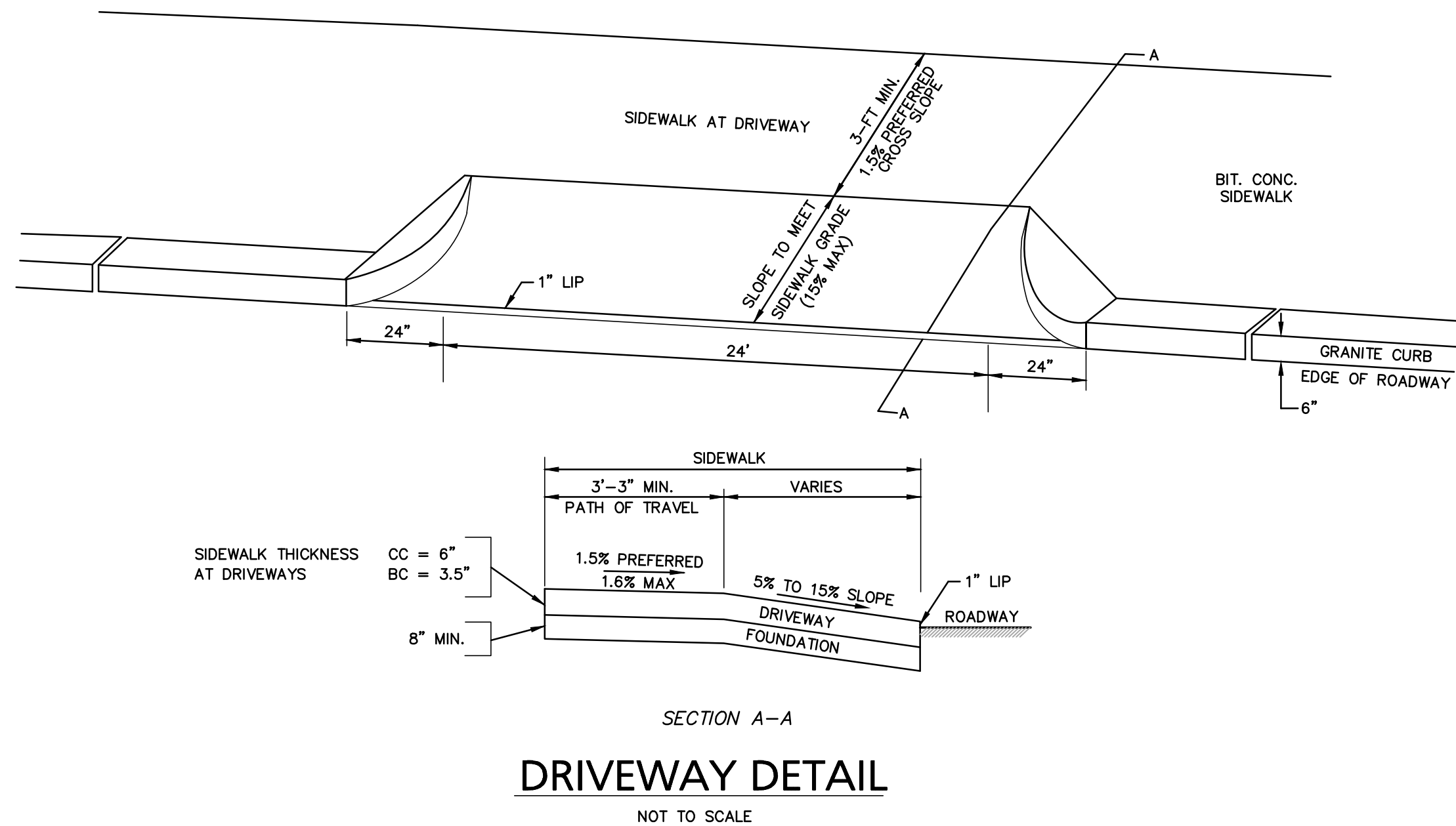
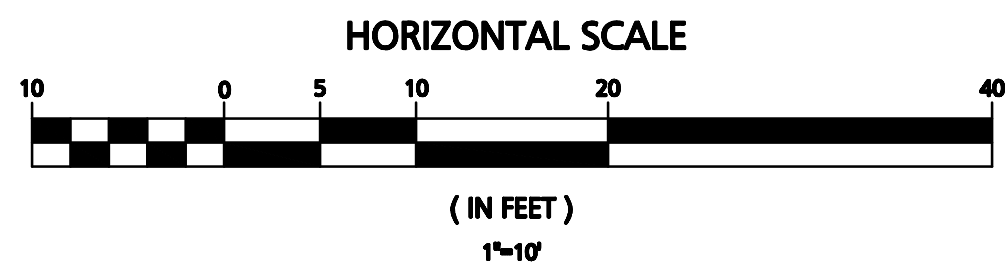
(IN FEET)
1"=10'

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BENCHMARK: BURYBOLT
HYDRANT = 101.07
(ASSUMED DATUM)

MASSACHUSETTS AVENUE



LEGEND - SITE LAYOUT PLAN

PROPERTY LINE	
PROPOSED CURB	
PROPOSED BUILDING	
PROPOSED BUILDING OVERHANG	
PROPOSED BIT. CONC.	
PROPOSED LANDSCAPING	
PROPOSED CEM. CONC.	
PROPOSED PERV. PAVER	
PROPOSED WALL	

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROPOSED
HOTEL (50 ROOMS)	50 SPACES (1 SPACE PER ROOM) 50 ROOMS x 1 spaces = 50 Spaces	24 SPACES (Garage Spaces)
TOTAL	50 SPACES	24 SPACES

NOTE:
1A. RESTAURANT USE UNDER 3,000 S.F. DOES NOT REQUIRE PARKING
2A. STANDARD PARKING SPACES ARE 9'X18'
3A. RELIEF REQUESTED TO ALLOW 24 SPACES WHERE 50 ARE REQUIRED.

OPEN SPACE CALCULATION

GROSS FLOOR AREA = 23,135 S.F.
TOTAL OPEN SPACE = 4,492± S.F.
19.4% OPEN SPACE
BREAKDOWN OF OPEN SPACE:
LANDSCAPED: 1,933 S.F.
PATIO: 2,315 S.F.
CEM. CONC. SIDEWALK: 244 S.F.

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

PROJECT: **Proposed Site Plan**
1211 Massachusetts Avenue
(Parcel ID: 58-11-1 & 57-4-14)
Arlington, Massachusetts

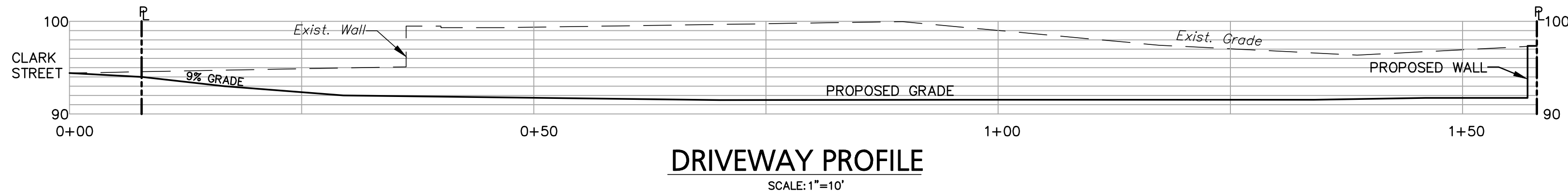
PROJECT #: 20-59805
DATE: August 5, 2020
SCALE: AS NOTED
DWG FILE NAME: 20-59805.dwg
DESIGN BY: Eric Bradanes, P.E.
CHECKED BY: Richard A. Salvo, P.E.



Professional Engineer for
Engineering Alliance, Inc.

Lincoln Architects LLC
1 Mount Vernon Street, Suite 203
Winchester, Massachusetts 01890

DWG. NO. **C-2**
DRAWING TITLE:
Site Layout Plan



SCALE: 1"=10'

GENERAL NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DISPATCH" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND AVOID ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO COMMENCING WORK TO TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITY SERVICES.
4. ALL PROPOSED WORK SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE TOWN OF ARLINGTON, AND IS SUBJECT TO QUALITY CONTROL TESTING AT THE DISCRETION OF THE ENGINEERING DEPT. AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE TOWN OF ARLINGTON D.P.W. PRIOR TO THE COMMENCEMENT OF ANY UTILITY WORK.
5. ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO ENSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN CONFORM TO STANDARD ENGINEERING PRACTICE AND THAT ALL NECESSARY PERMITS ARE OBTAINED FOR THE PROJECT'S NEEDS AND COMPLY WITH APPLICABLE STANDARDS AND REGULATIONS.
6. REFER TO ARCHITECTURAL PLANS FOR PROPOSED PARKING LAYOUT.
7. SIZE, LOCATION, AND DEPTH OF PROPOSED SUBSURFACE INFILTRATION FACILITY IS SHOWN FOR CONCEPTUAL PURPOSES ONLY; CONTRACTOR IS TO DIG A TEST PIT TO DETERMINE EXISTING CONDITIONS AND SOIL TYPE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBSURFACE INFILTRATION SHOWN ON THIS PLAN ASSUMES THE VOLUME OF A 10-YEAR STORM EVENT FOR THE PROPOSED ROOF AREA ONLY. THIS AREA IS BASED ON THE VOLUM PROVIDED BY CULTEC R-150XLD CHAMBERS AND ASSUMES SEPARATION TO THE ESTIMATE WHICH IS HIGHLY CONSERVATIVE. IF SUFFICIENT, ALL CONDITIONS WILL NEED TO BE VERIFIED PRIOR TO FINAL DESIGN OF SYSTEM.

PROJECT: Described City Block

PROJECT #: 20-59805	DATE: June 18, 2020
GS SCALE: AS NOTED	DWG FILE NAME: 20-59805.dwg
DESIGN BY: Eric Bradanese, P.E.	CHECKED BY: Richard A. Salvo, P.E.

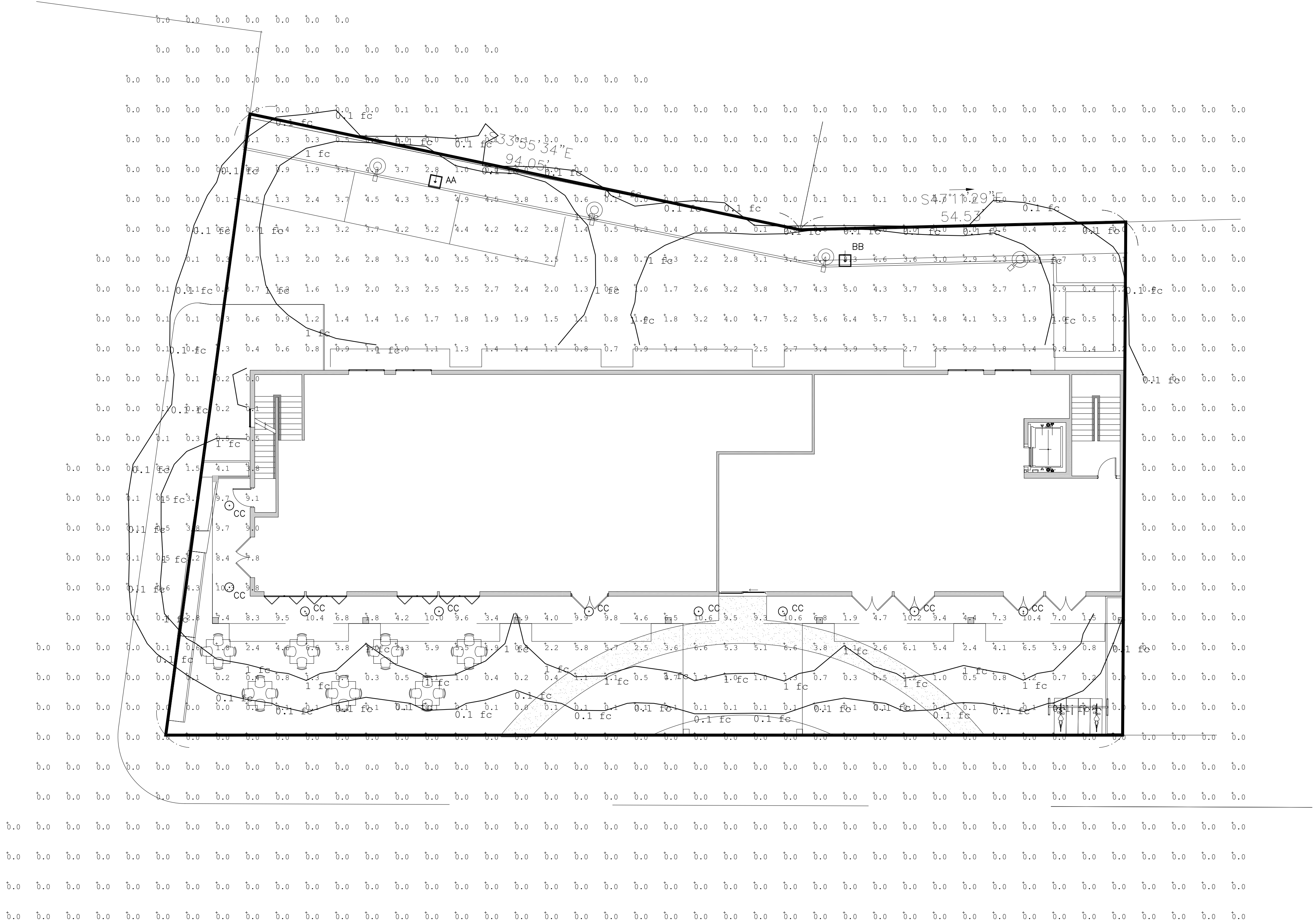
Professional Engineer for
Engineering Alliance, Inc.

DWG. NO. C-3 DRAWING TITLE: Grading Plan

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Revisions

PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA



SITE PLAN LIGHTING- PHOTOMETRIC PLAN
Scale: 3/32" = 1'-0"

LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOGUE #	LAMPING			REMARKS
			TYPE	WATTAGE	QUANTITY	
AA	MCGRAW EDISON	GLEON-AF-01-LED-E1-SL4-HSS	LED	59W		MOUNTED ON 10'-0" POLE W/ 2'-0" CONCRETE BASE
BB	MCGRAW EDISON	GLEON-AF-01-LED-E1-SL4-HSS	LED	59W		MOUNTED ON 10'-0" POLE W/ 2'-0" CONCRETE BASE
CC	HALO	HC420D010-HM412835-41MDC	LED	20		RECESSED CANOPY DOWNLIGHT

SITE LIGHTING
PHOTOMETRIC PLAN



1308 GRAFTON STREET
WORCESTER, MASSACHUSETTS 01604

[illegible]

Scale: 3/16" = 1'-0"

[illegible]

2017.032

Deanna B.

Checked By _____

Date Issued _____

E1.1

Planting Schedule
1211 Massachusetts Ave

75	Buxus Green Velvet	Green Velvet Boxwood	15-18"	Front
75	Carex Blue Zinger	Blue Zinger Grass	n/a	Front
4	Syringa Reticulata Ivory Silk	Tree Lilac	2"	Rear
7	Pyrus Calleryana "Chanticleer"	Chanticleer Flowering Pear (PCC)	3" CAL	Rear
7	Picea Pungens Glauca	Colorado Blue Spruce (PPG)	8'-0"	Rear
4	Hydrangea Quercifolia	Oakleaf Hydrangea	4'	side

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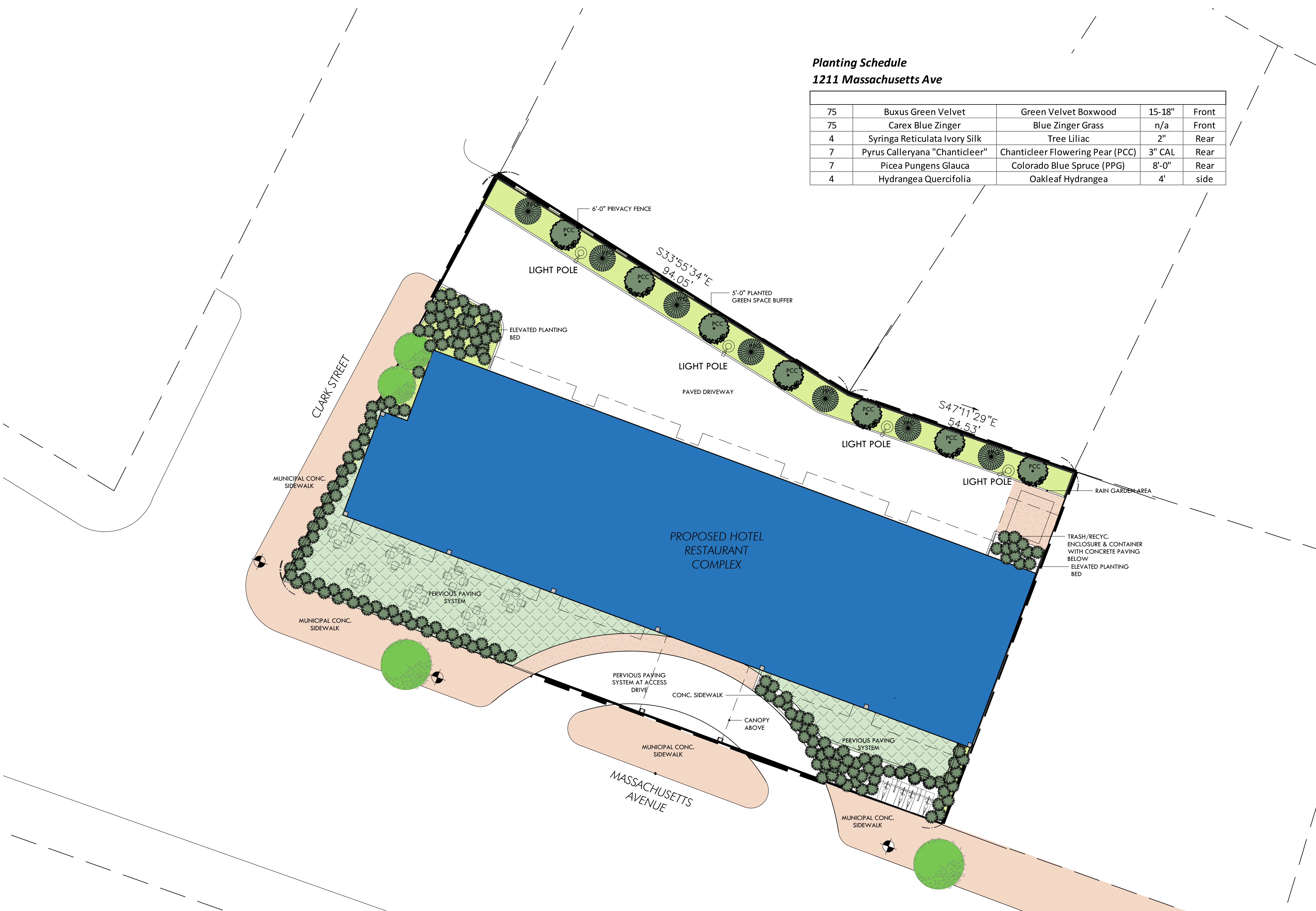
Revisions

PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

LANDSCAPE PLAN

Project Number
2017.032
Drawing Scale
3/32"=1'-0"
Drawn By
GMc
Checked By
GMc
Date Issued
08/06/20

L1.2





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PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

RENDERING STREET VIEW

Project Number
2017.032

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A0.1



CURRENT SUBMISSION



PREVIOUS SUBMISSION

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PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

RENDERING
BIRDS EYE VIEW

Project Number
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PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

RENDERING
STREET VIEW #1

Project Number
2017.032

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RENDERING
STREET VIEW #2

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1211 Massachusetts Avenue
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RENDERING
STREET VIEW #3
CLARK ST

Project Number
2017.032

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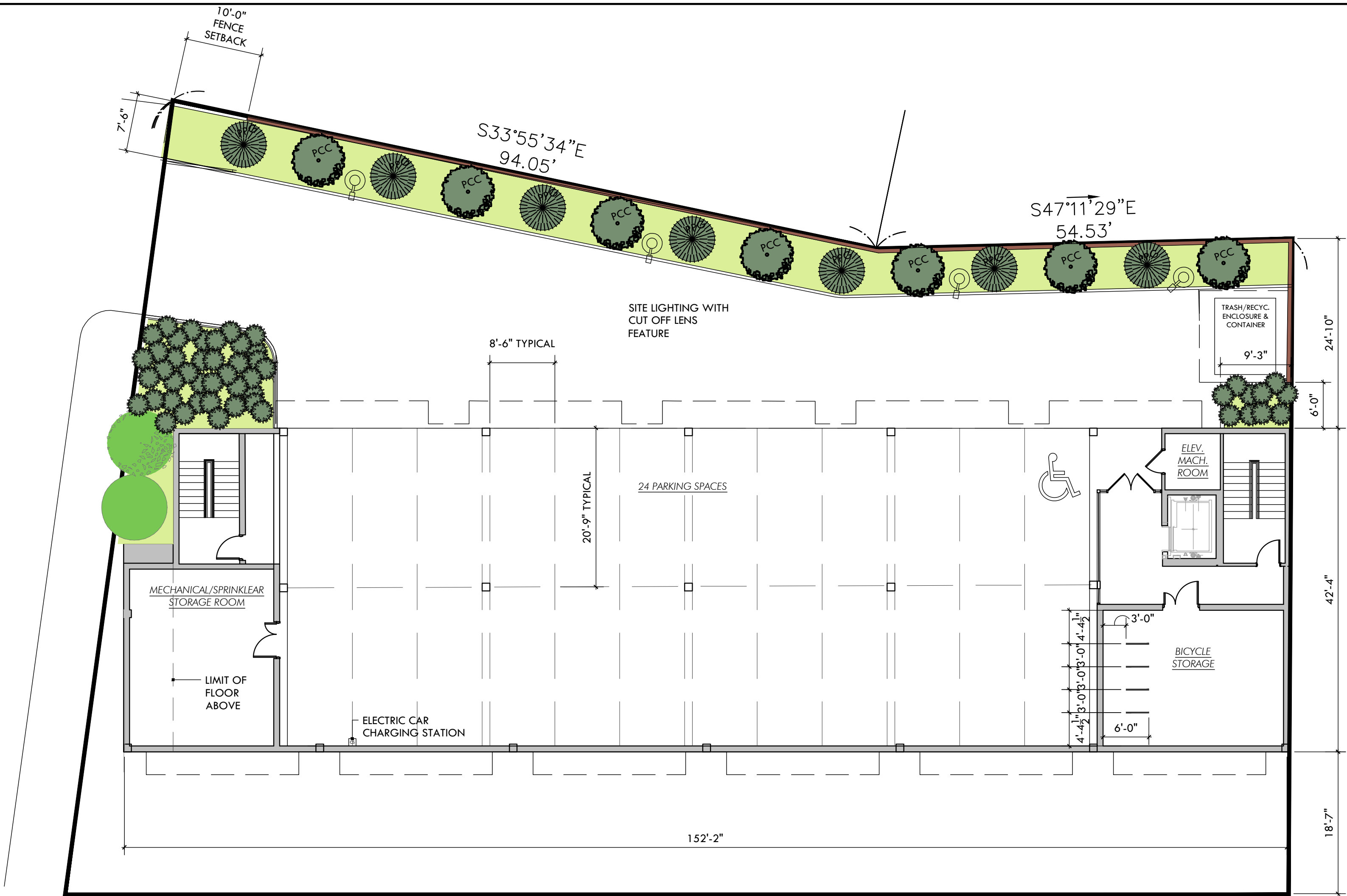
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PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

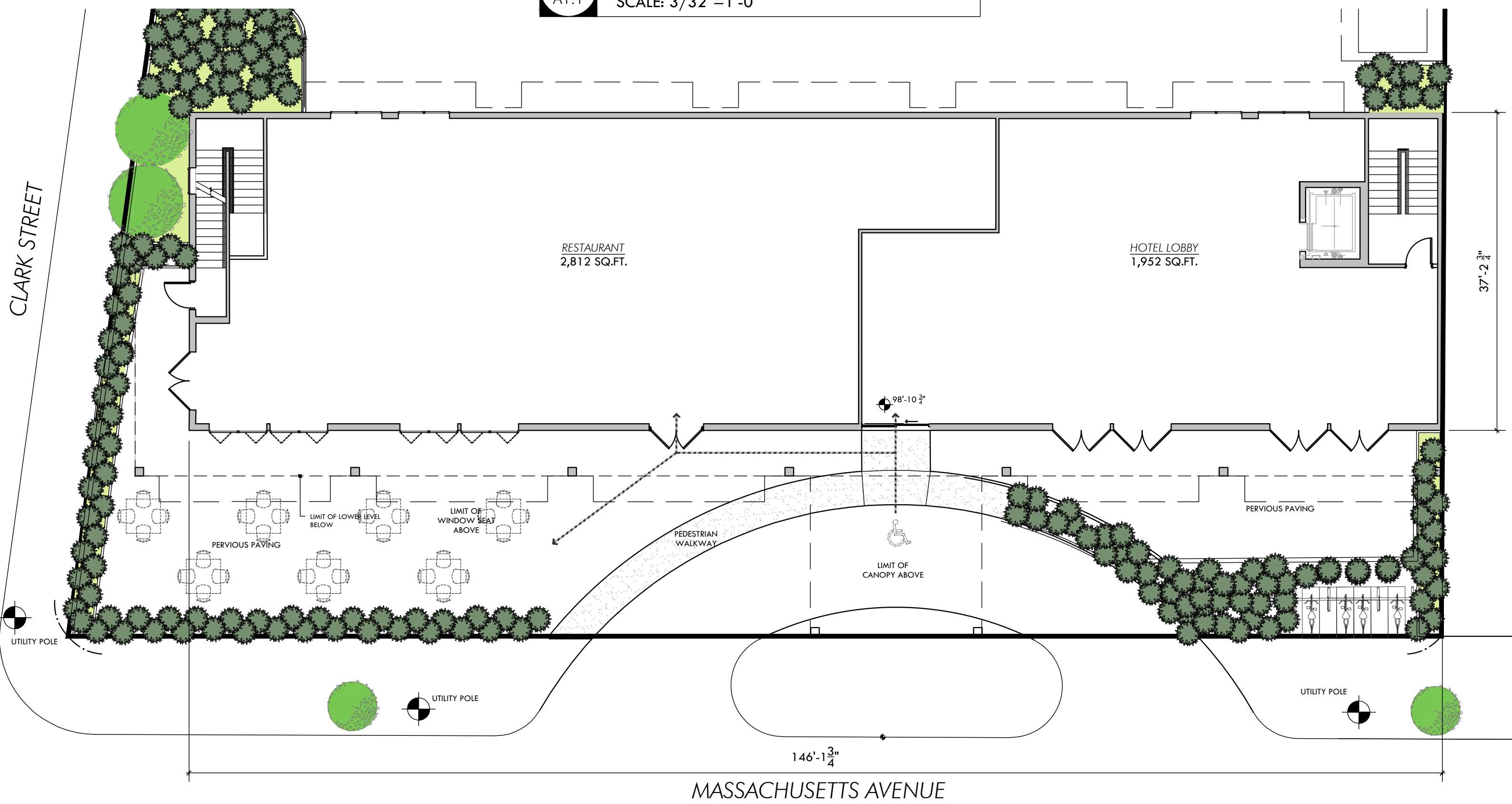
**LOWER LEVEL
FIRST FLOOR
FLOOR PLANS**

Project Number
2017.032
Drawing Scale
3/32"=1'-0"
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A1.1

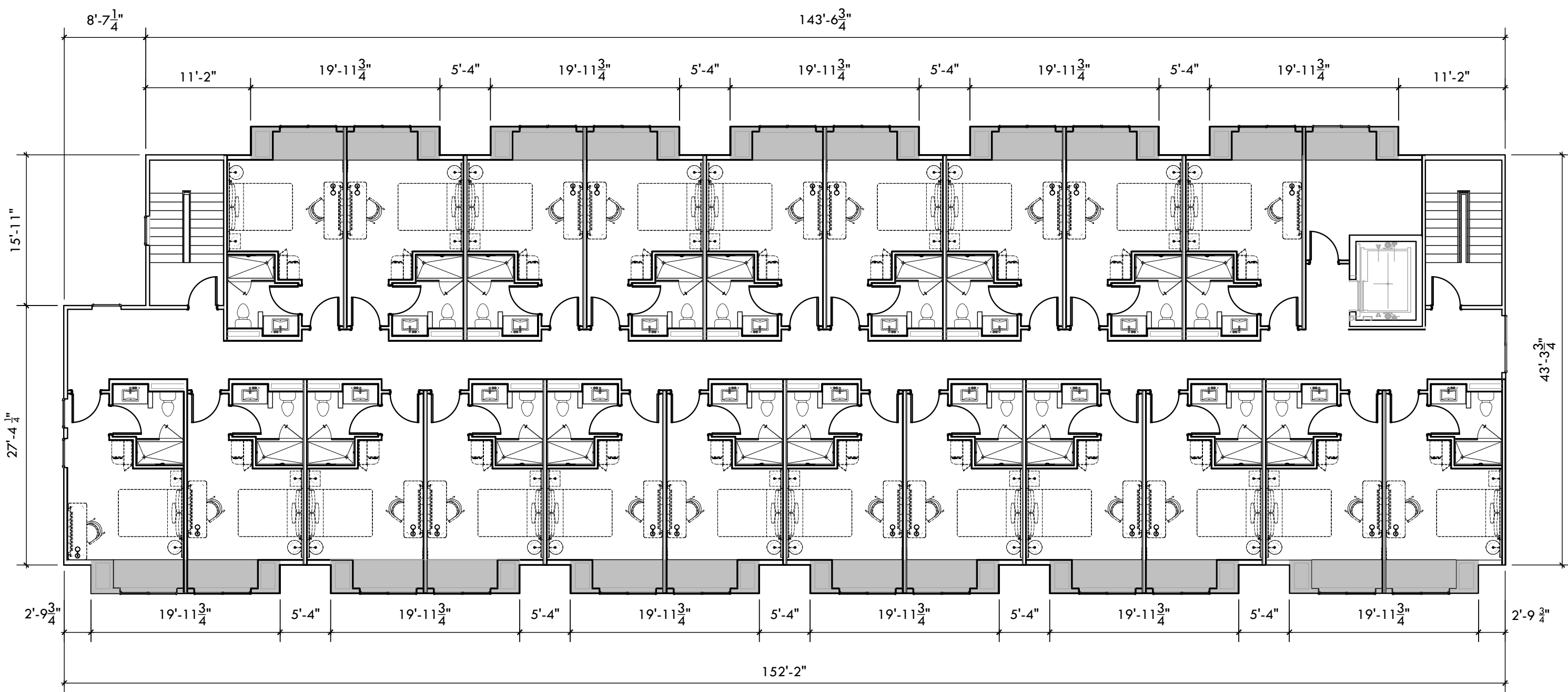


1 LOWER LEVEL FLOOR PLAN
A1.1 SCALE: 3/32"=1'-0"



2 FIRST FLOOR PLAN
A1.1 SCALE: 3/32"=1'-0"

GROSS FLOOR AREA FOR THE
FIRST FLOOR = 5,416 sq. ft.



1

A1.2

SECOND & THIRD FLOOR PLAN

SCALE: 3/32"=1'-0"

GROSS FLOOR AREA FOR THE
SECOND FLOOR = 6,457 sq. ft.

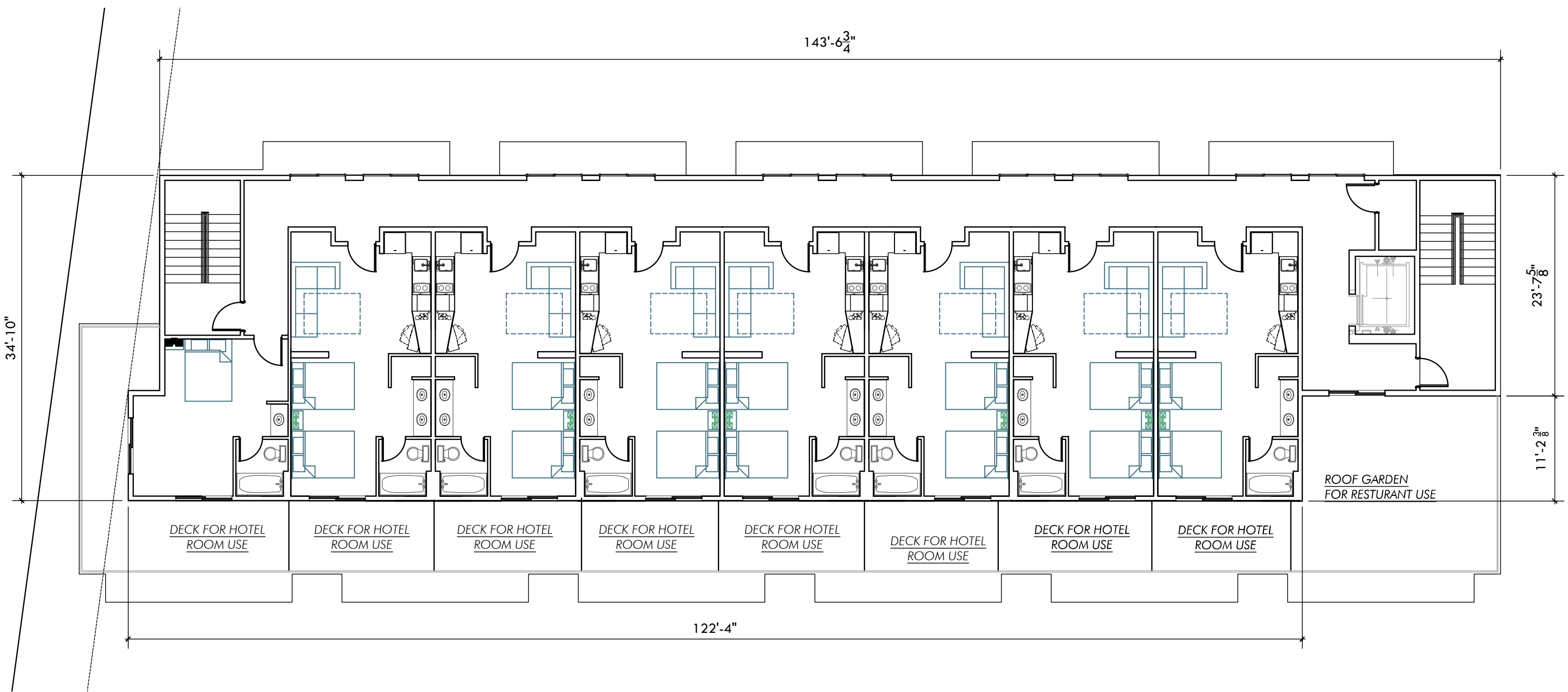
GROSS FLOOR AREA FOR THE
THIRD FLOOR = 6,457 sq. ft.

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PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA



2

A1.2

FOURTH FLOOR PLAN

SCALE: 3/32"=1'-0"

GROSS FLOOR AREA FOR THE
FOURTH FLOOR = 4,805 sq. ft.

SECOND & THIRD FLOOR PLAN
FOURTH FLOOR PLAN

Project Number
2017.032

Drawing Scale
3/32"=1'-0"

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A1.2

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1211 Massachusetts Avenue
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ROOF PLAN
BUILDING SECTION

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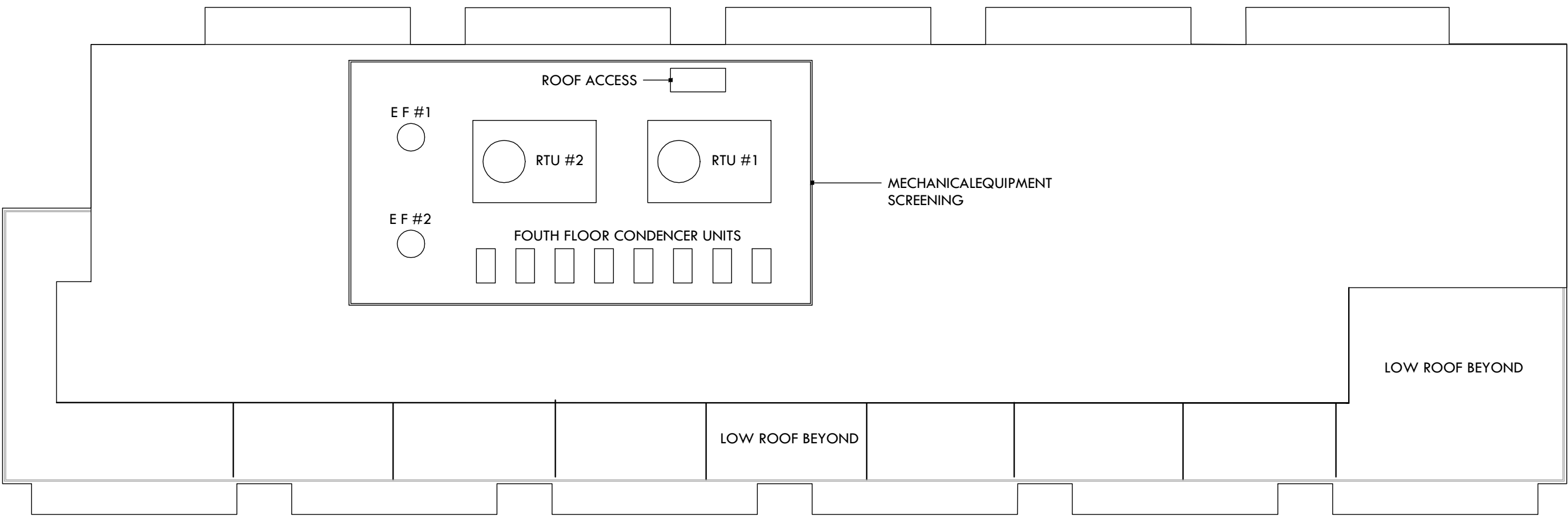
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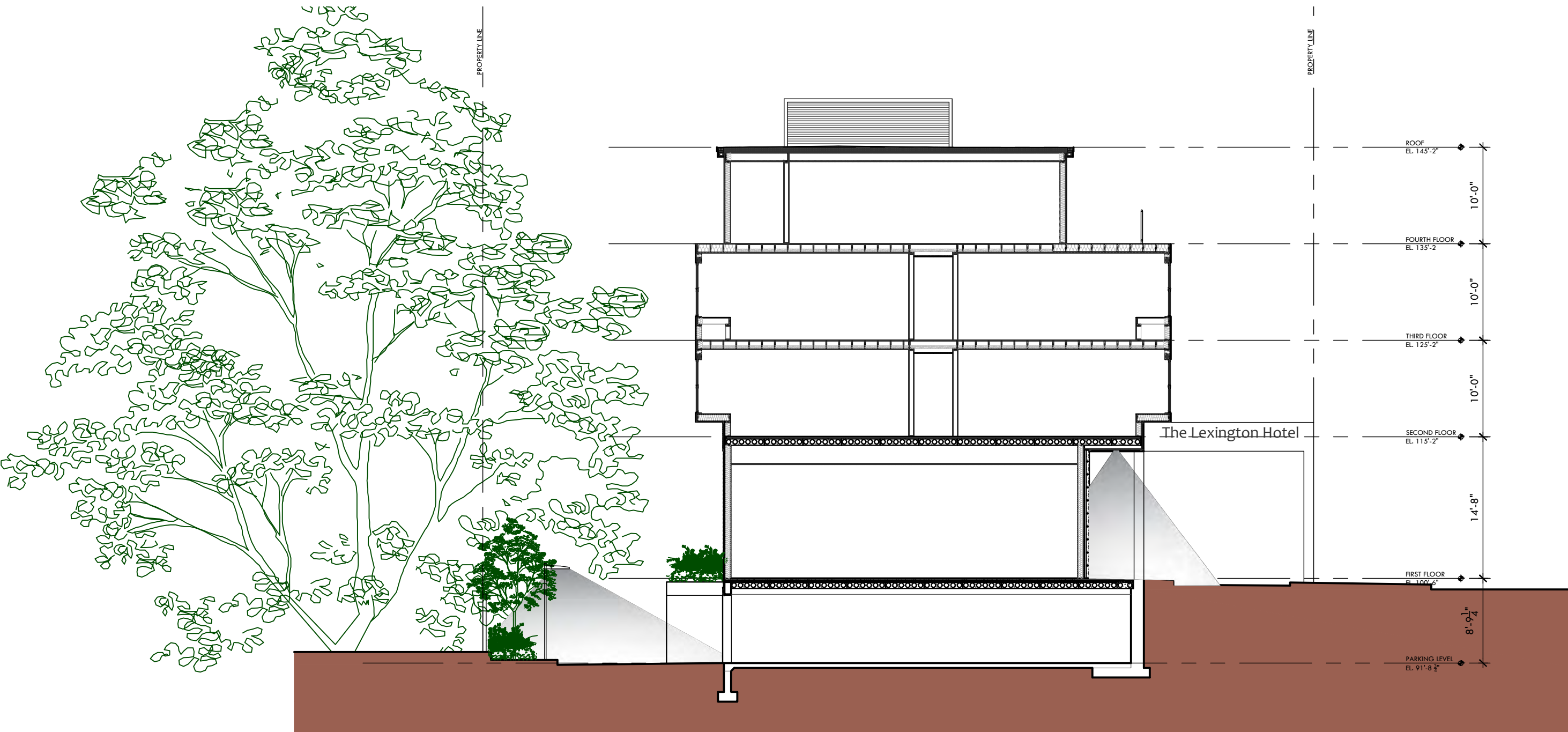
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08/06/20

A3.1



1 ROOF PLAN
A3.1 SCALE: 3/32"=1'-0"



2 BUILDING SECTION
A3.1 SCALE: 3/32"=1'-0"

Exterior Cover Sample list					
Location	Style	Type	Manufacturer	Website	
First Level Front / R Side	narutal stone	Cottonwood Bottom-Honed	EarthWorks	earthworkstone.net	
Upper Two Floors Front/ R. Side	Brick	Full range wire cut	General Shale	generalshale.com	
Rear and right & left sides	clapboard	Hardie plank Hz5	James Hardie	jameshardie.com	
Bay windows	fiber cement	Nichiboard Smooth	Nichiha	nichiha.com	

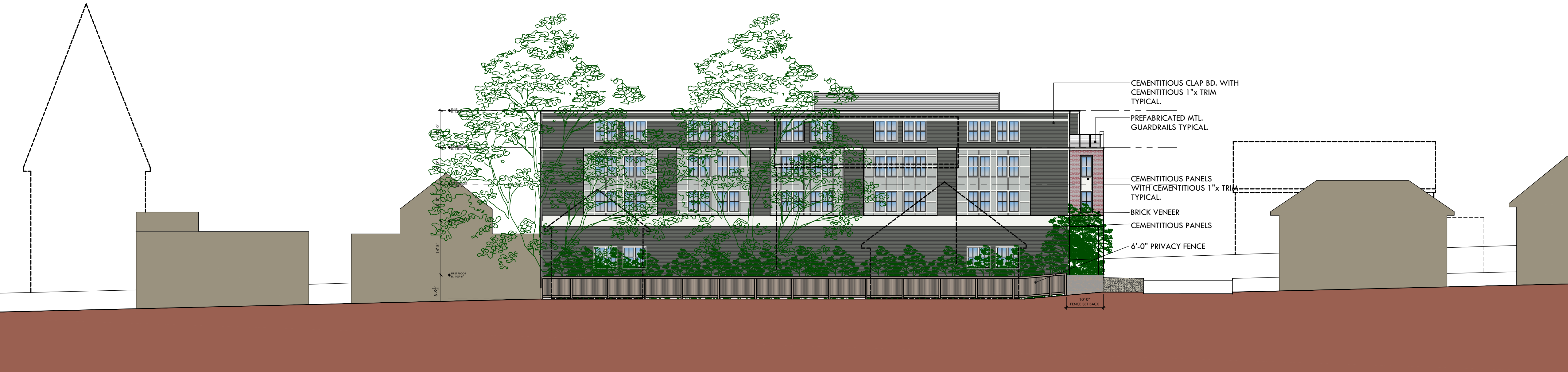


1

BUILDING ELEVATIONS-FRONT

A4.1

SCALE: 1/16"=1'-0"



2

BUILDING ELEVATIONS- REAR

A4.1

SCALE: 1/16"=1'-0"

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1211 Massachusetts Avenue
Arlington, MA

BUILDING ELEVATIONS

Project Number
2017.032

Drawing Scale
1/8"=1'-0"

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A4.1



9:00 AM



12:00 PM



3:00 PM



6:00 PM

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SHADOW STUDY
EXISTING CONDITIONS
SUMMER SOLSTICE

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9:00 AM



12:00 PM



3:00 PM



6:00 PM

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1211 Massachusetts Avenue
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SHADOW STUDY
EXISTING CONDITIONS
WINTER SOLSTICE

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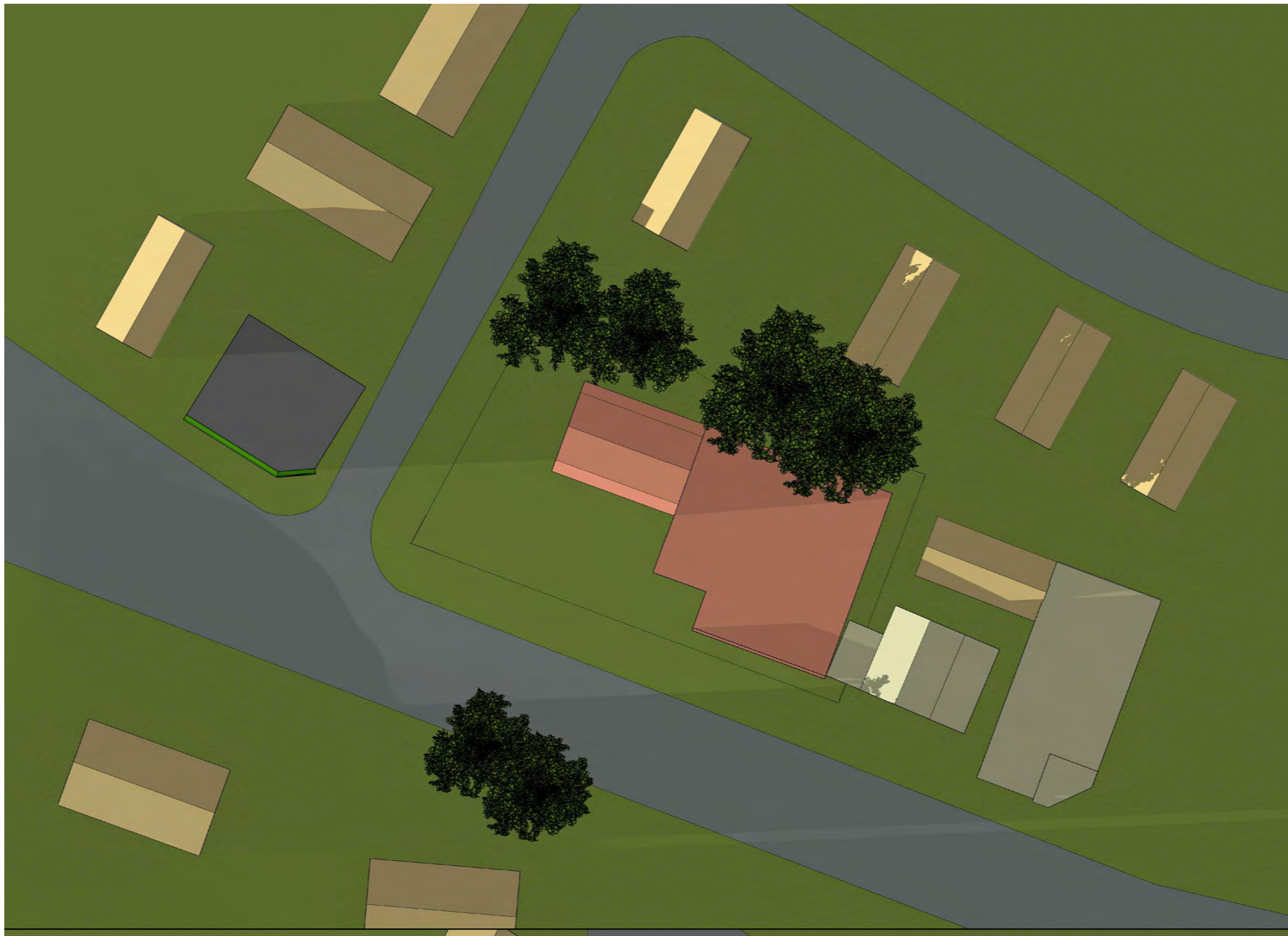
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SHADOW STUDY
EXISTING CONDITIONS
AUTUMN EQUINOX

Project Number
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12/12/19



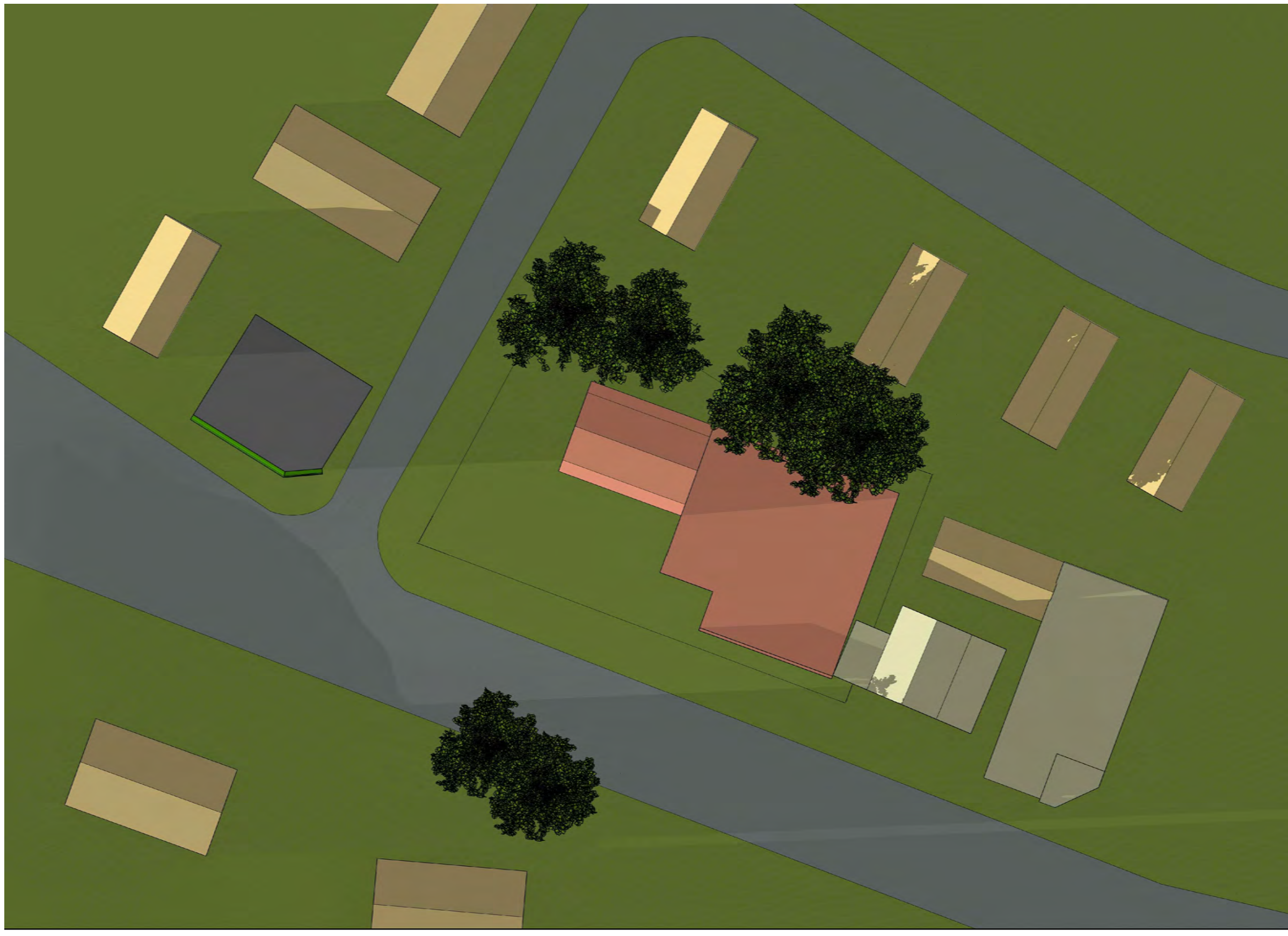
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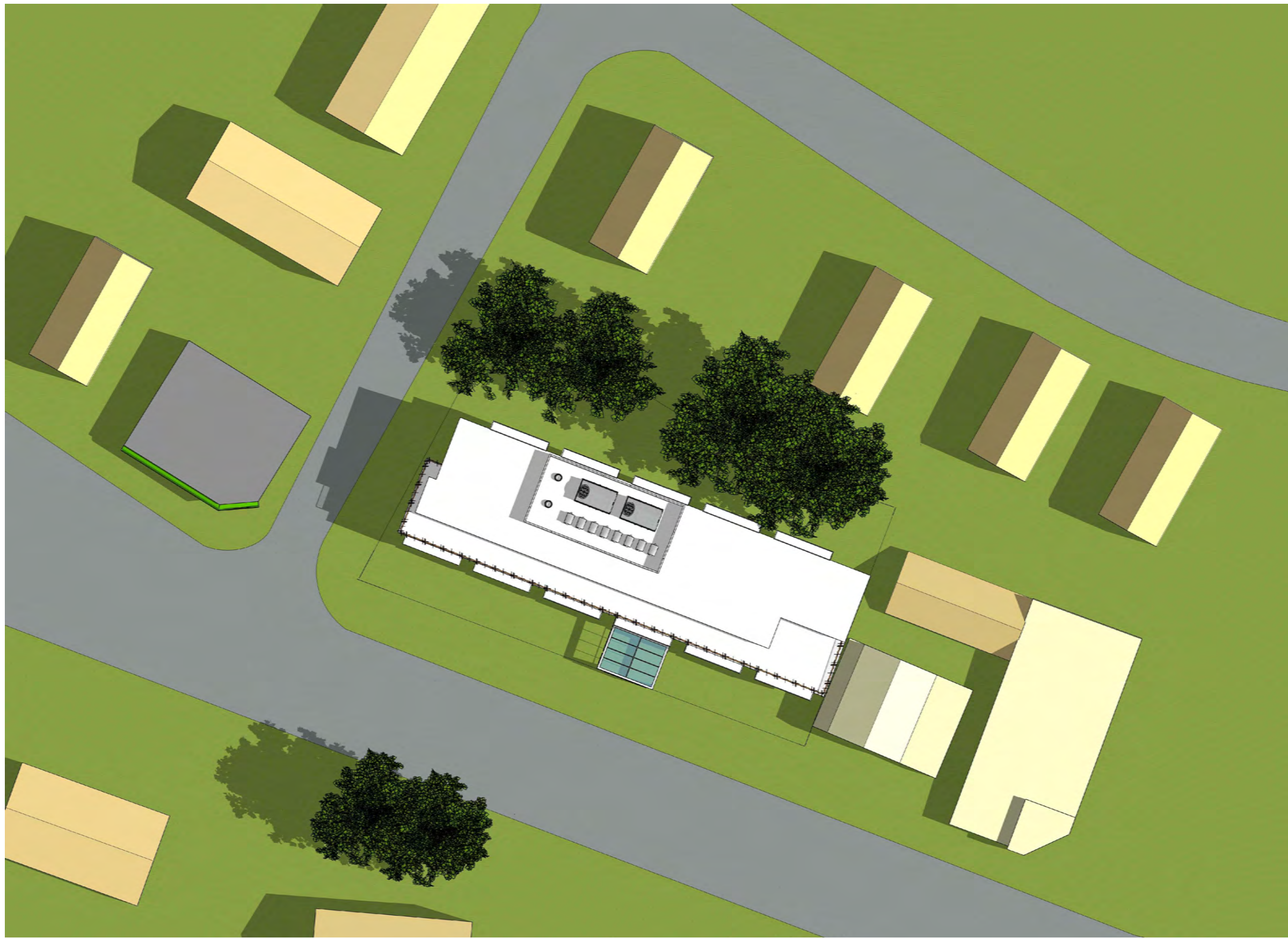
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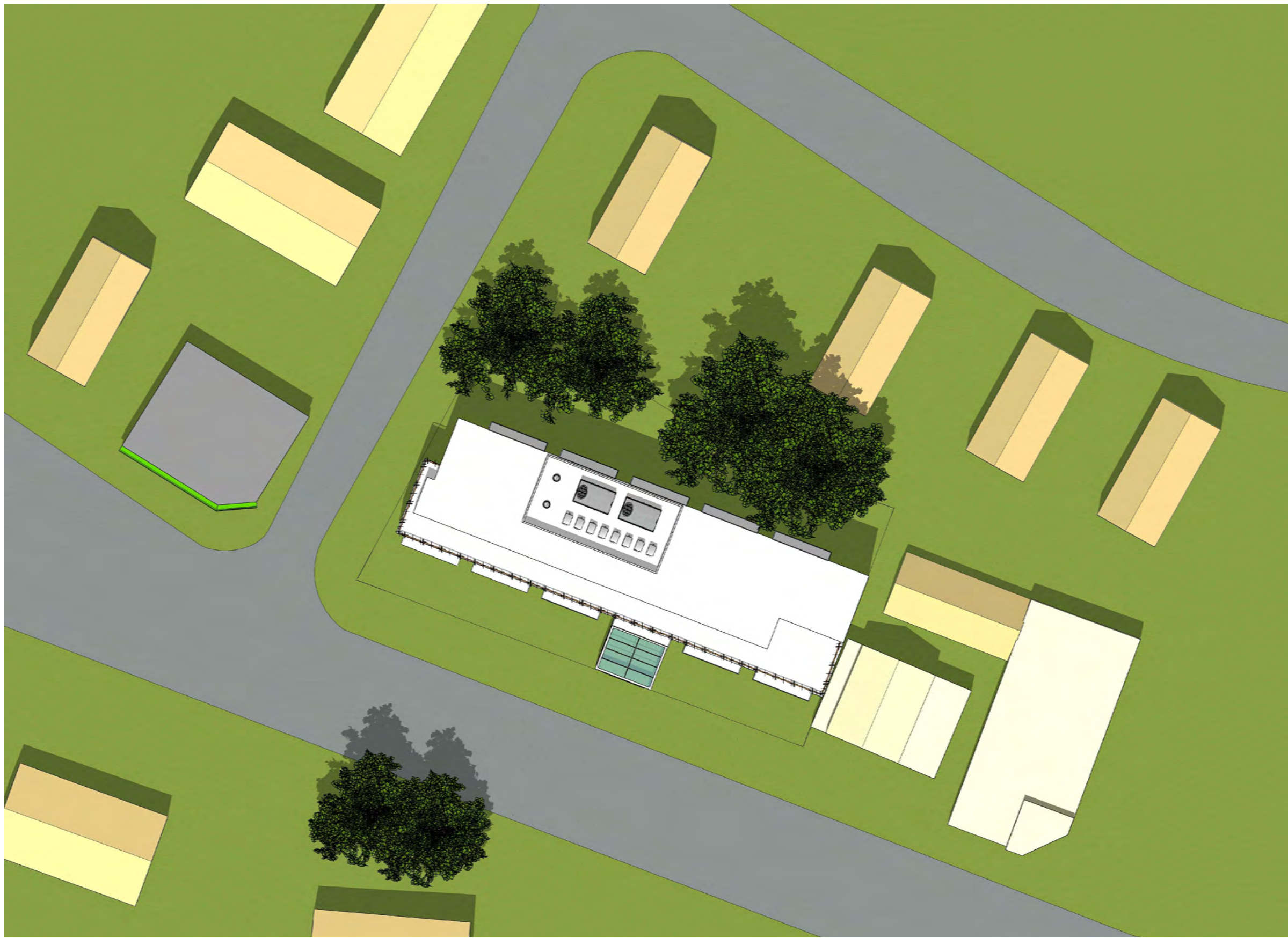
PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

SHADOW STUDY
EXISTING CONDITIONS
SPRING EQUINOX

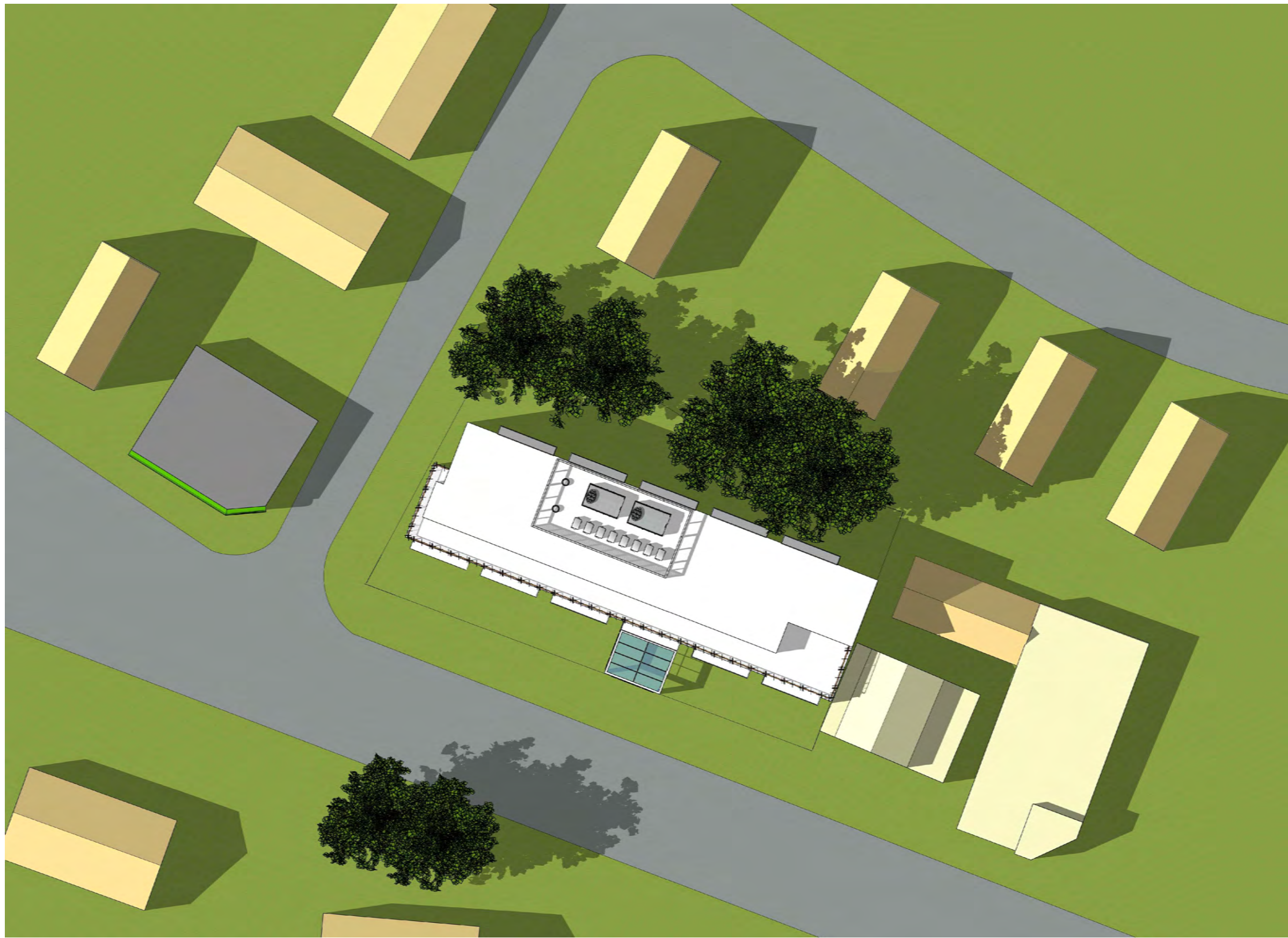
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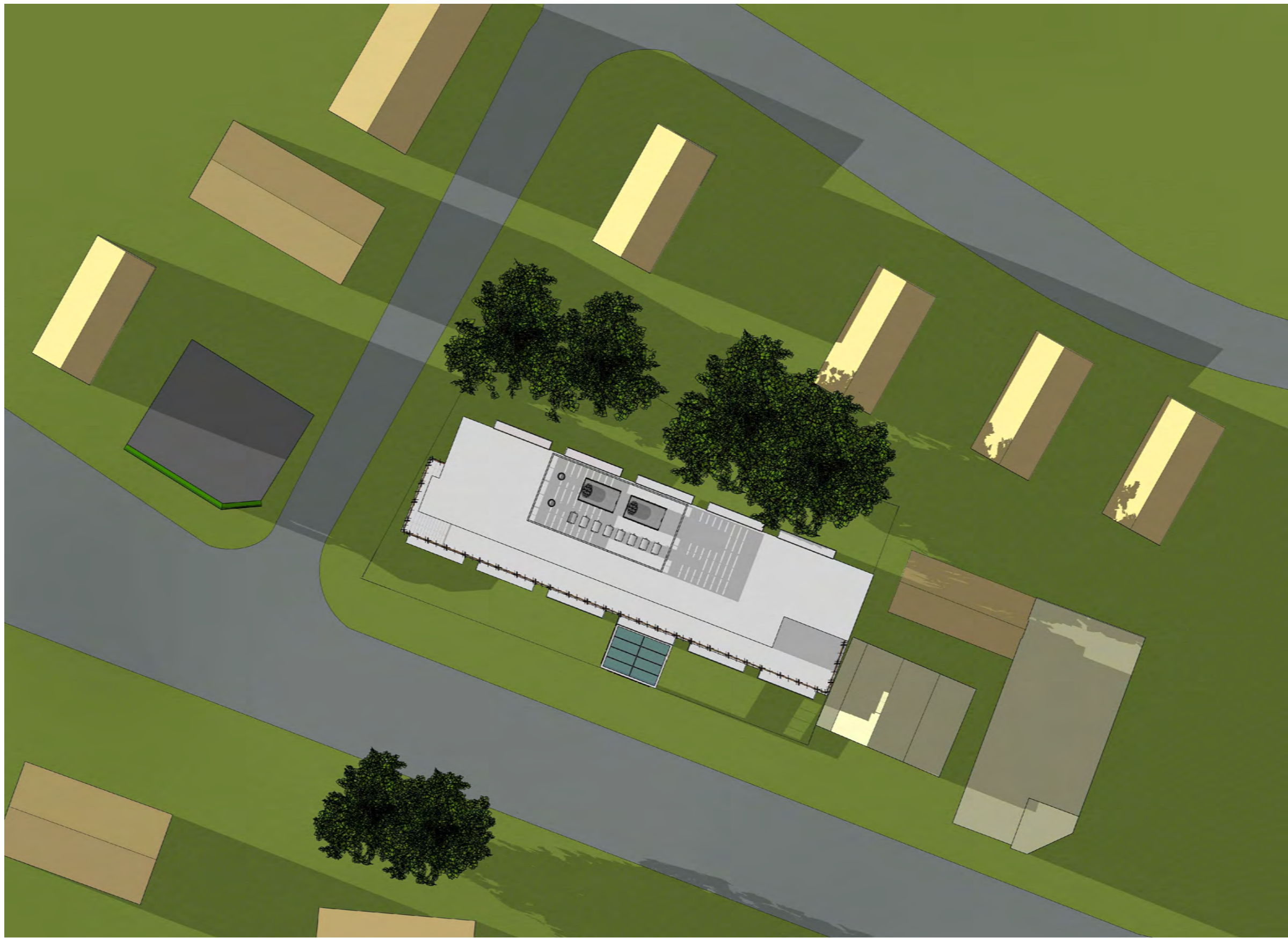
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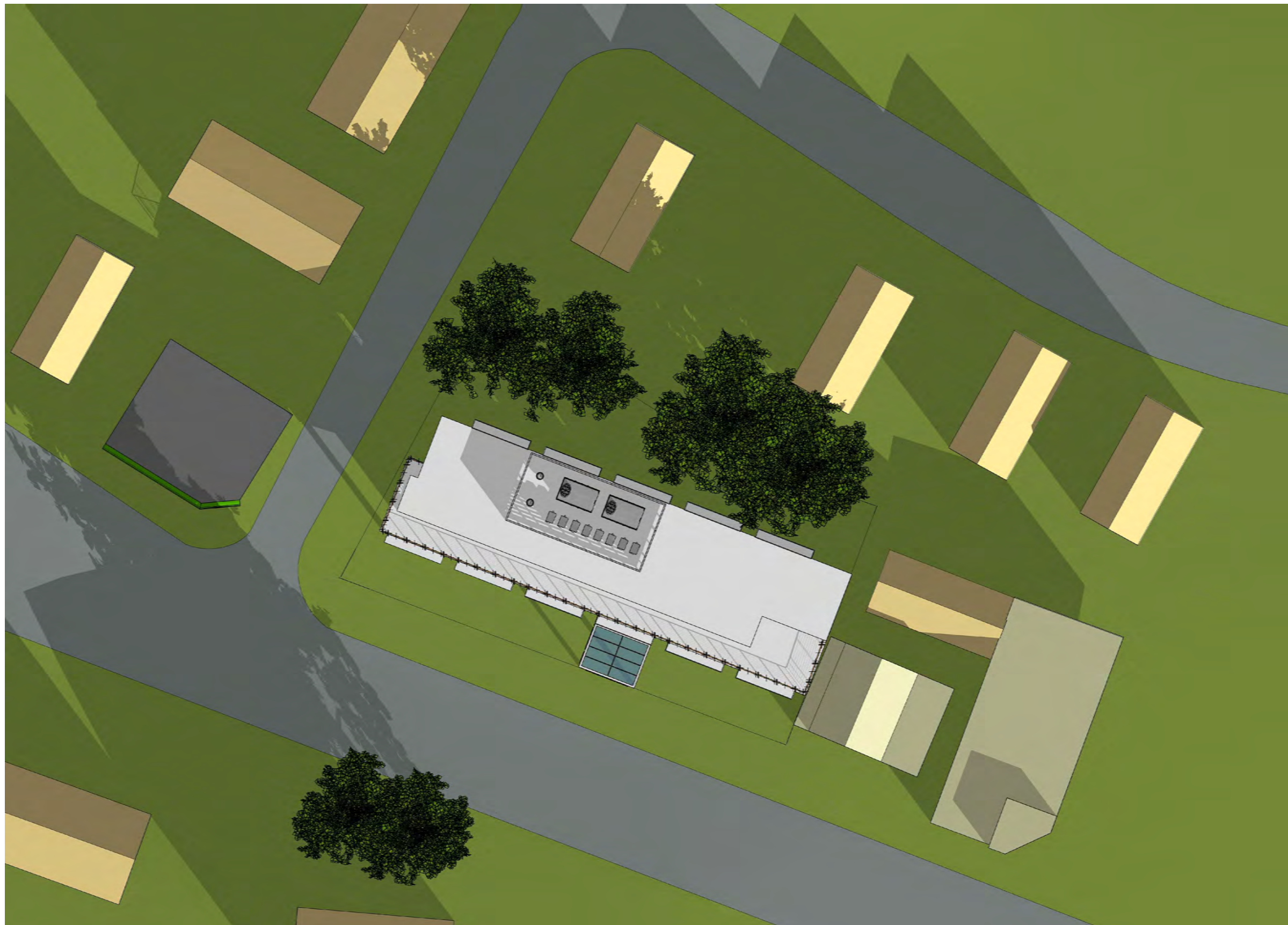
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1211 Massachusetts Avenue
Arlington, MA

SHADOW STUDY
PROPOSED BUILDING
SUMMER SOLSTICE

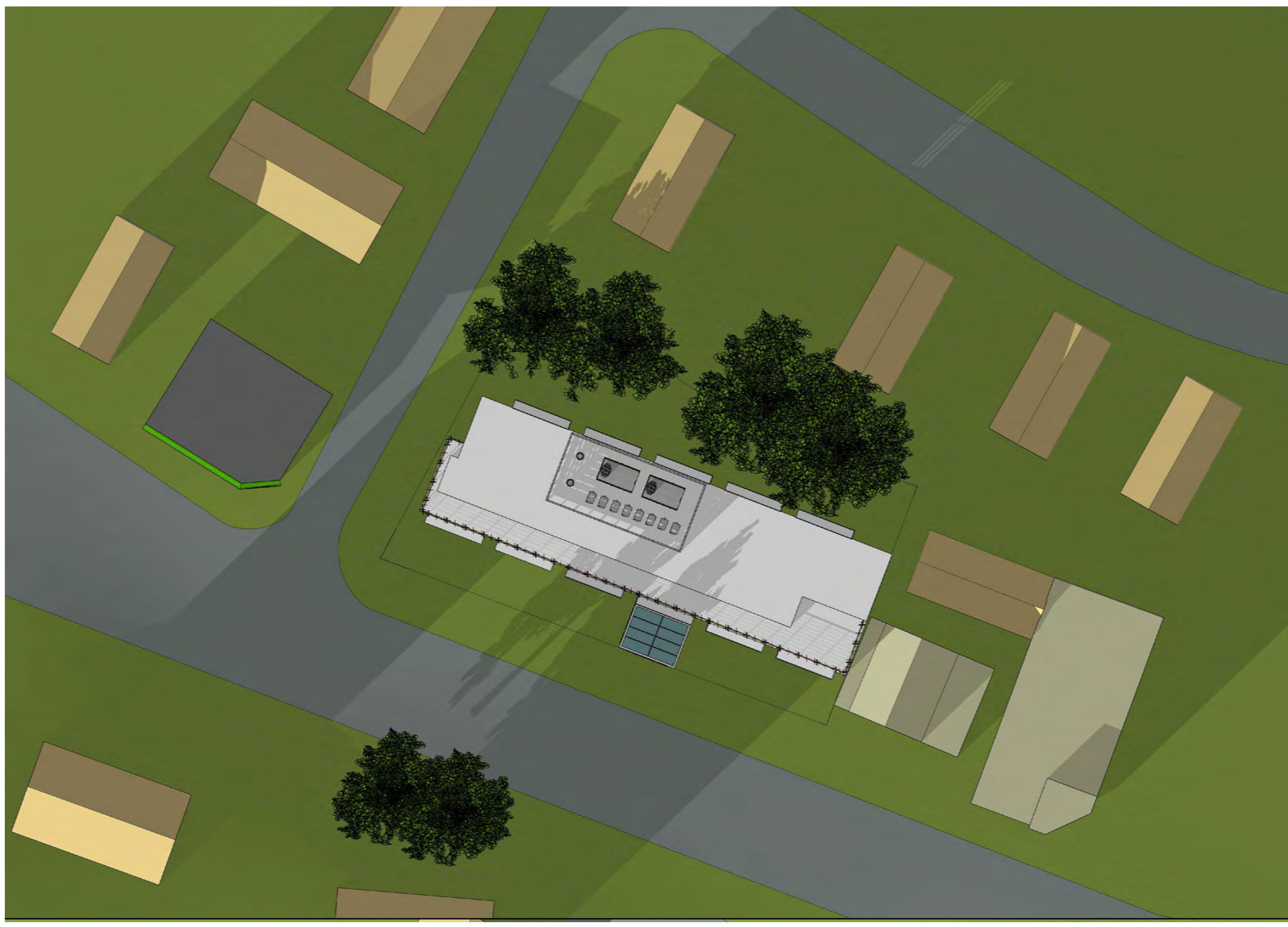
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06/23/20



9:00 AM



12:00 PM



3:00 PM



6:00 PM

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PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

SHADOW STUDY
PROPOSED BUILDING
WINTER SOLSTICE

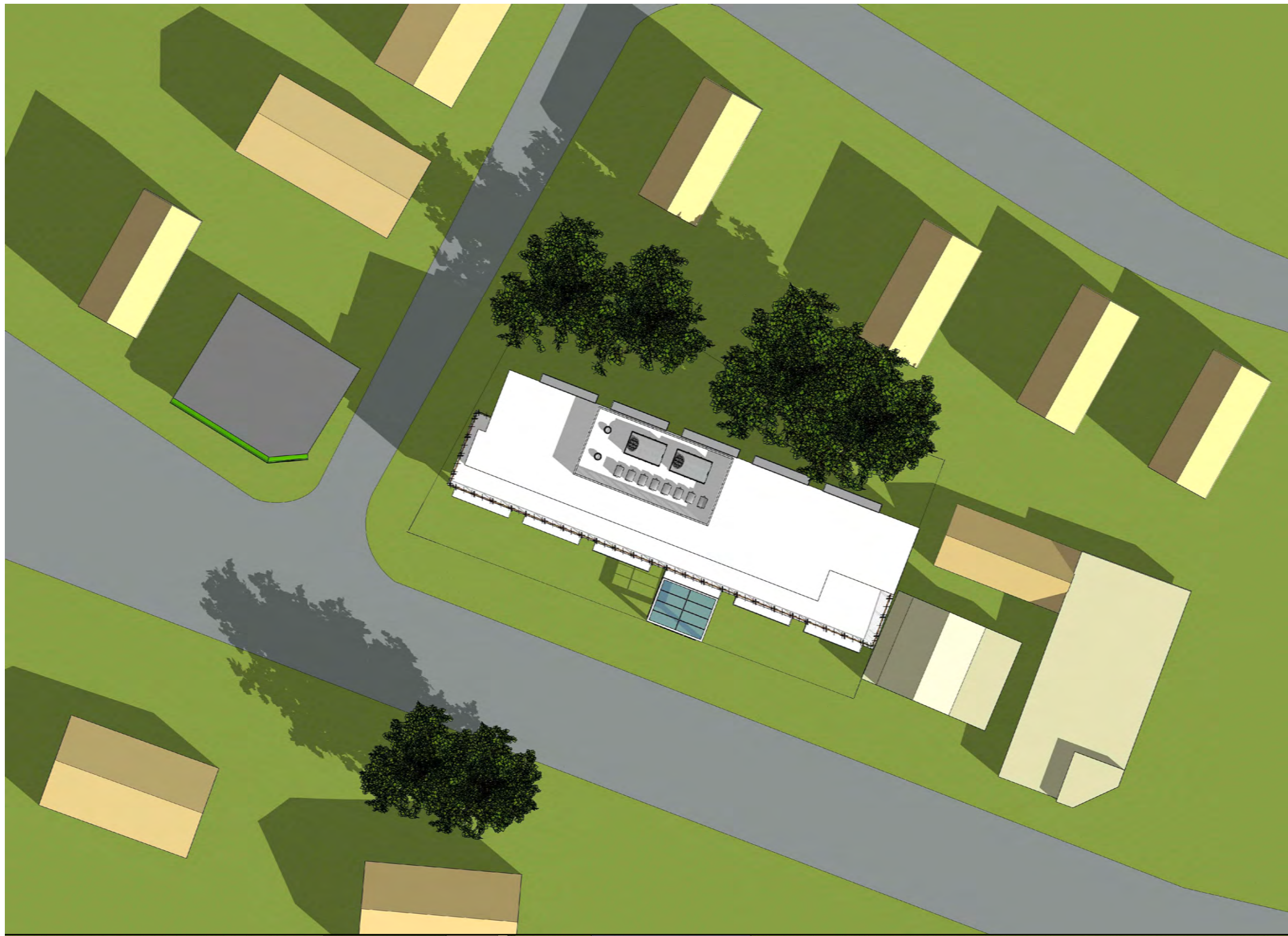
Project Number
2017.032

Drawing Scale
N.T.S.

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GMe

Checked By
GMe

Date Issued
06/23/20



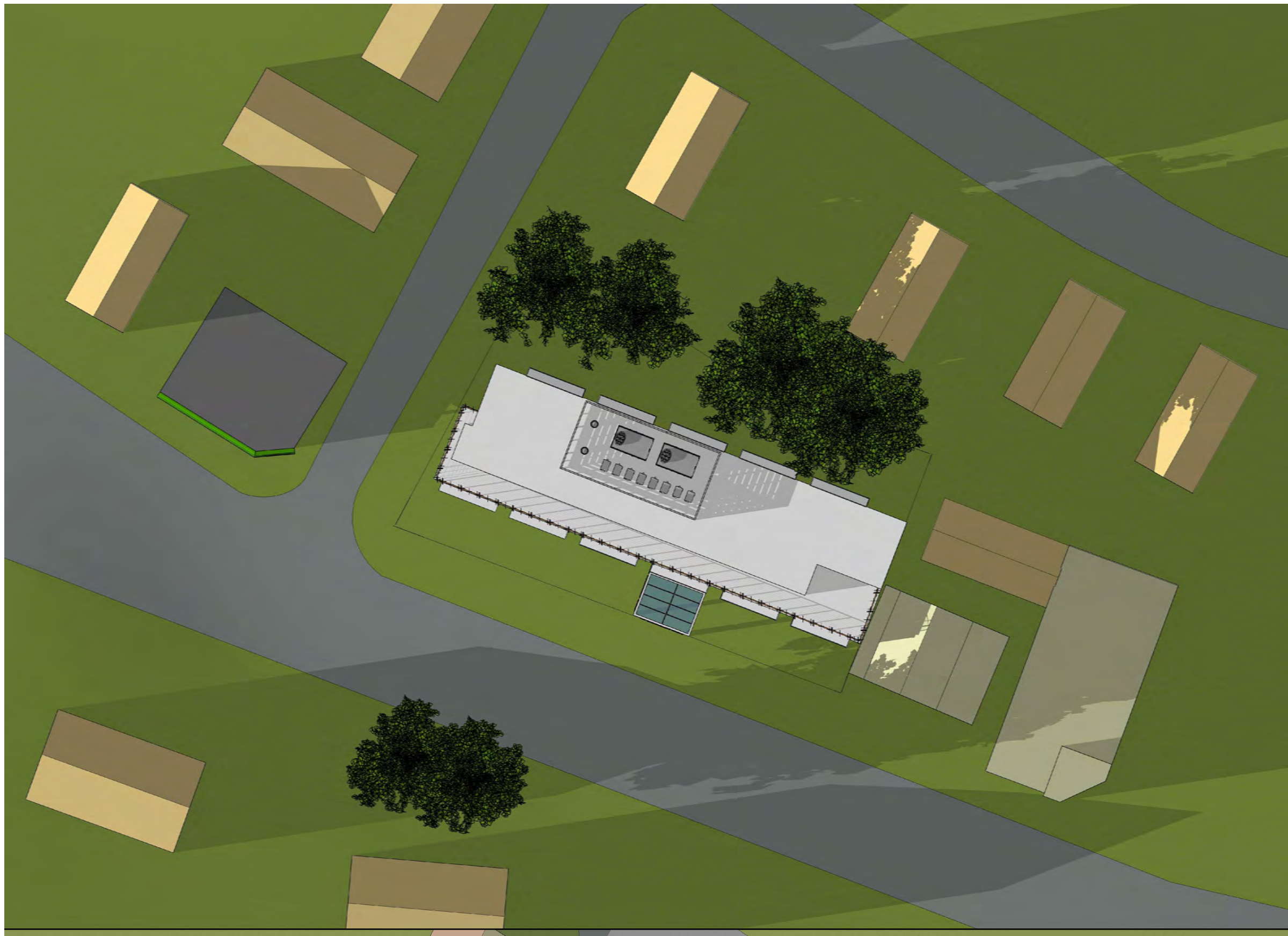
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Consultants

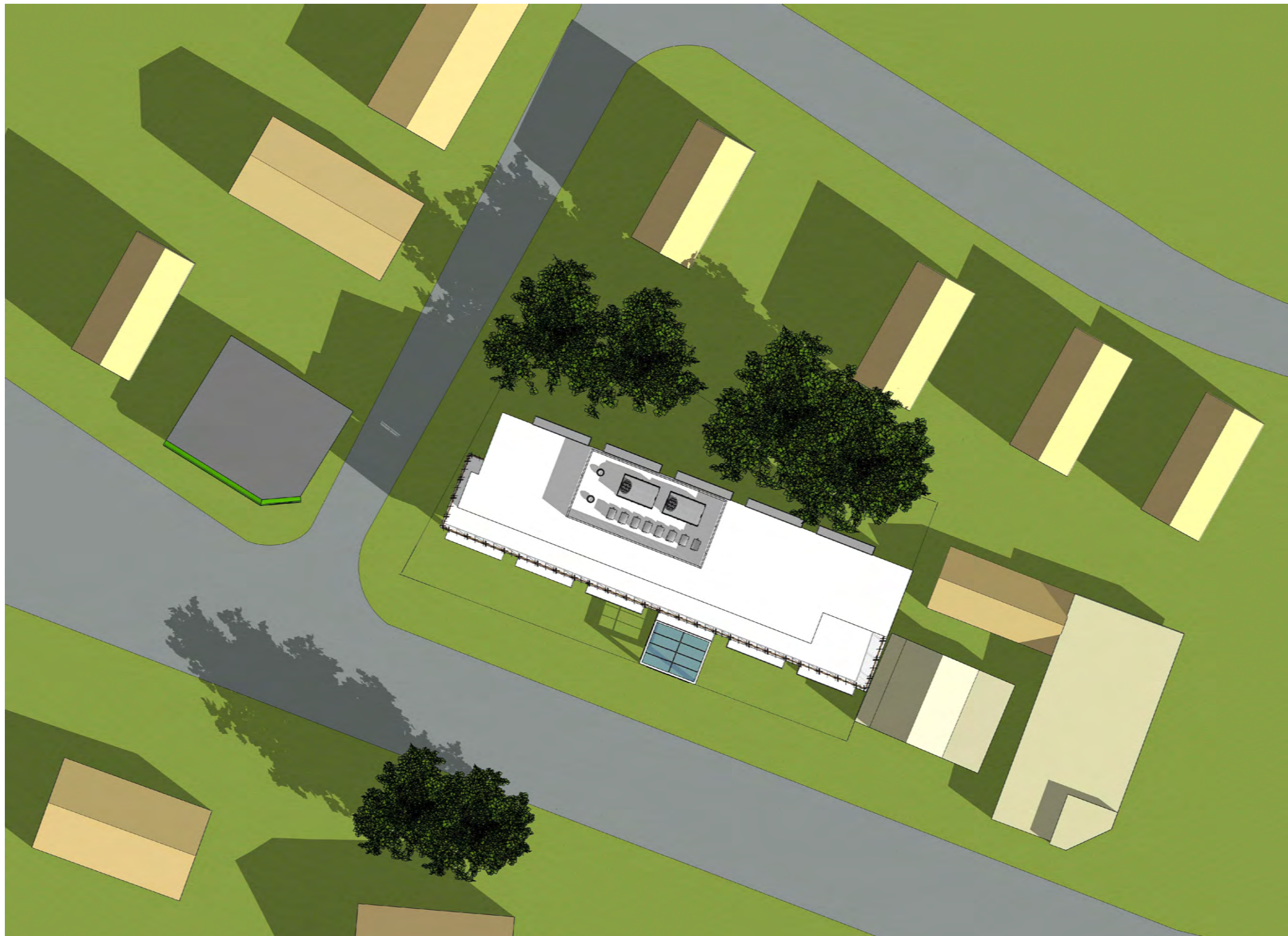
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Revisions

PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

SHADOW STUDY
PROPOSED BUILDING
AUTUMN EQUINOX

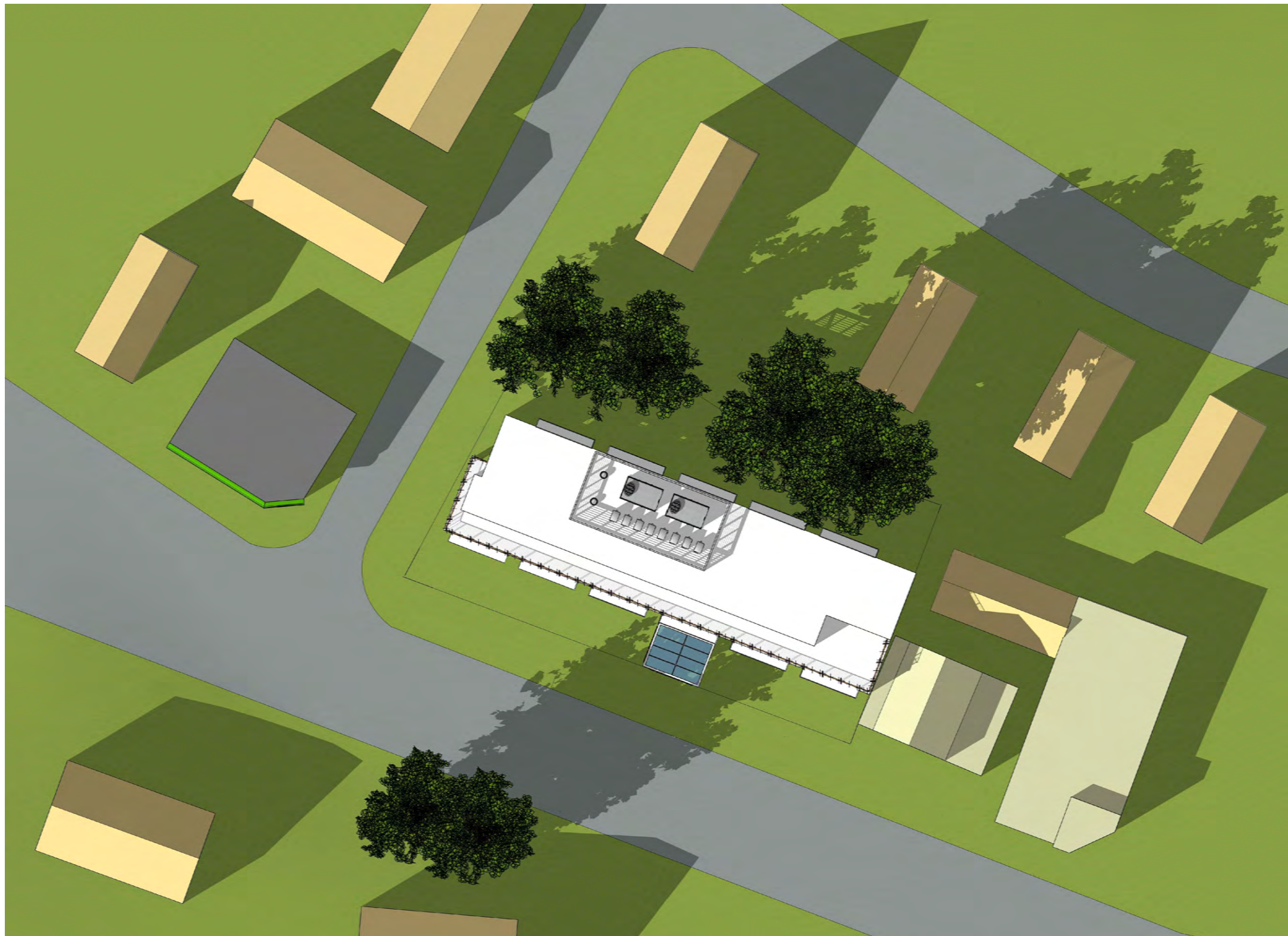
Project Number
2017.032
Drawing Scale
N.T.S.
Drawn By
GMe
Checked By
GMe
Date Issued
06/23/20



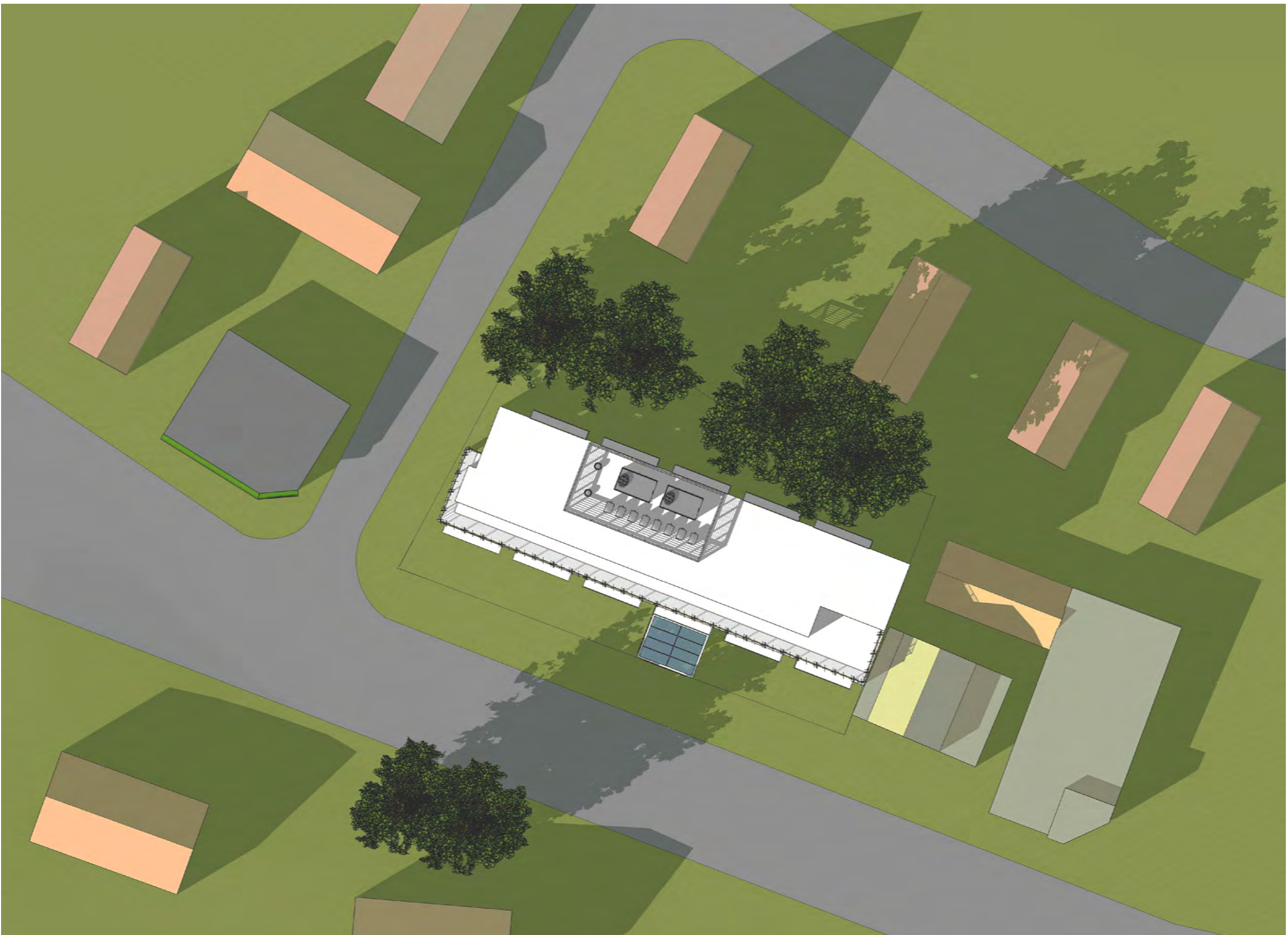
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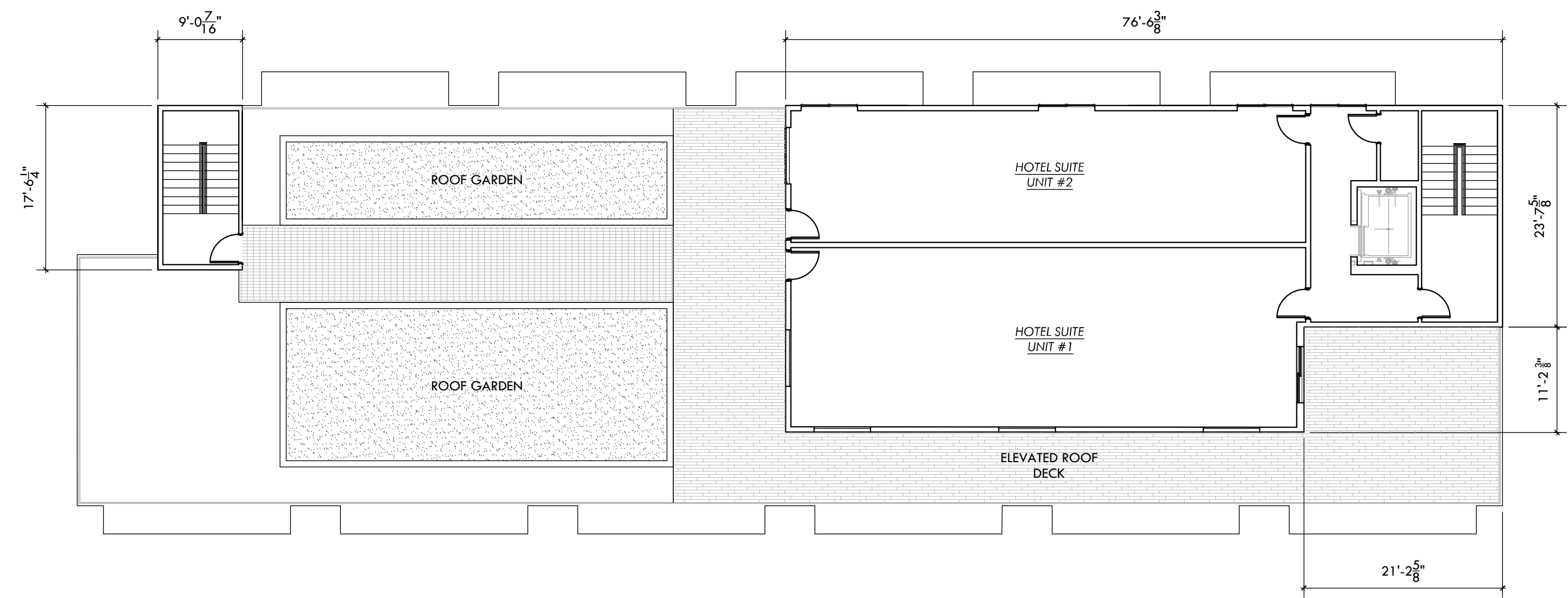
Revisions

PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

SHADOW STUDY
PROPOSED BUILDING
SPRING EQUINOX



ALTERNATE FOURTH
FLOOR VIEW



GROSS FLOOR AREA FOR THE
FOURTH FLOOR = 2,587 sq. ft.

2 ALTERNATE FOURTH FLOOR PLAN
A7.1 SCALE: 3/32"=1'-0"

Consultants

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Revisions

PROPOSED HOTEL COMPLEX
1211 Massachusetts Avenue
Arlington, MA

ALTERNATE
FOURTH FLOOR

Project Number
2017.032

Drawing Scale
3/32"=1'-0"

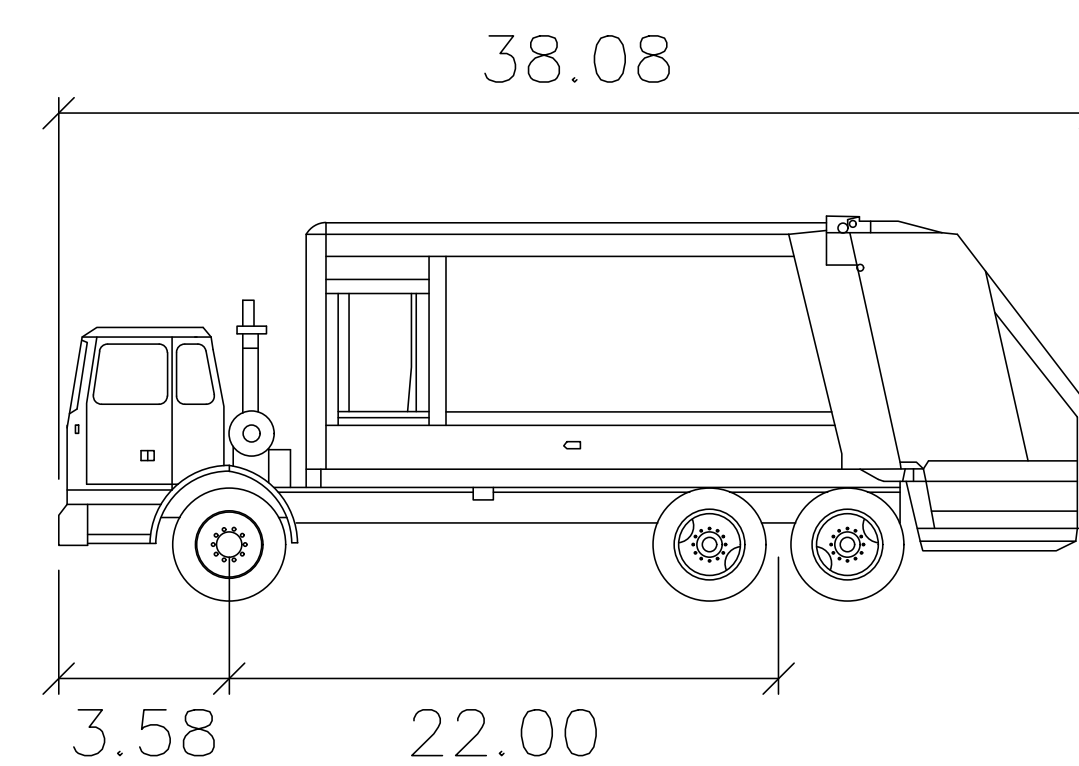
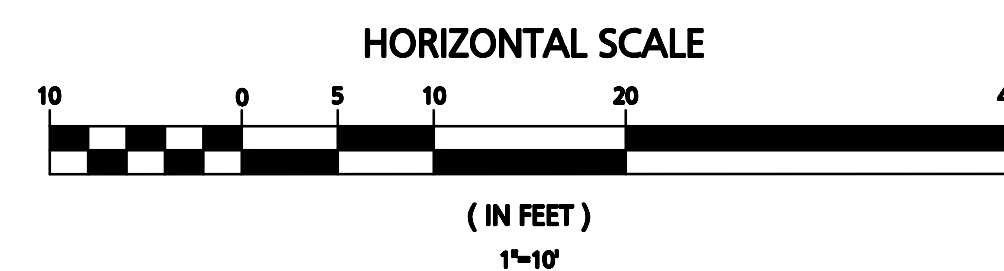
Drawn By
GMc

Checked By
GMc

Date Issued
08/06/20

A7.1

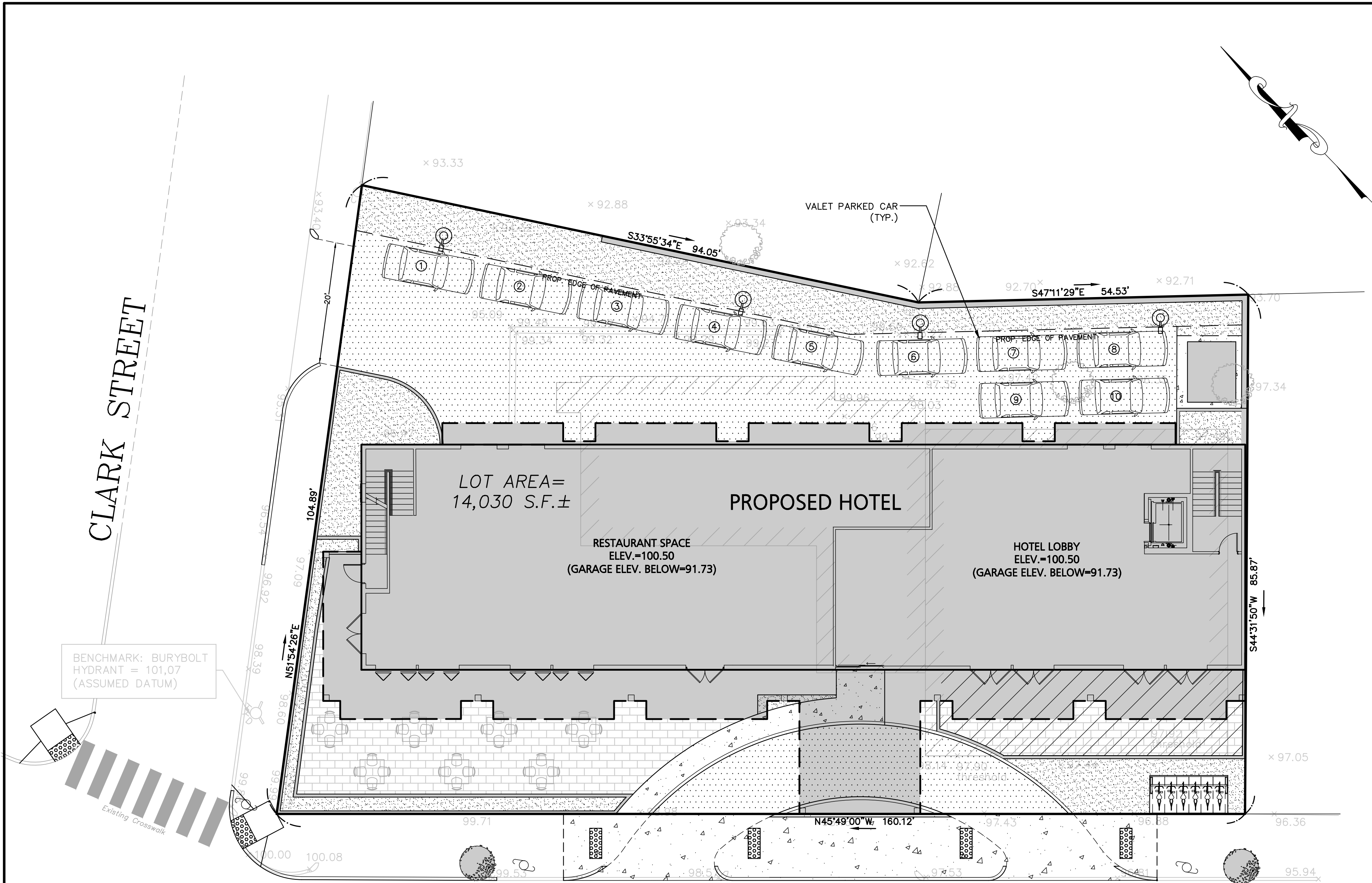
MASSACHUSETTS AVENUE



Front or Rear—Load Garbage Truck

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 27.4

[illegible]



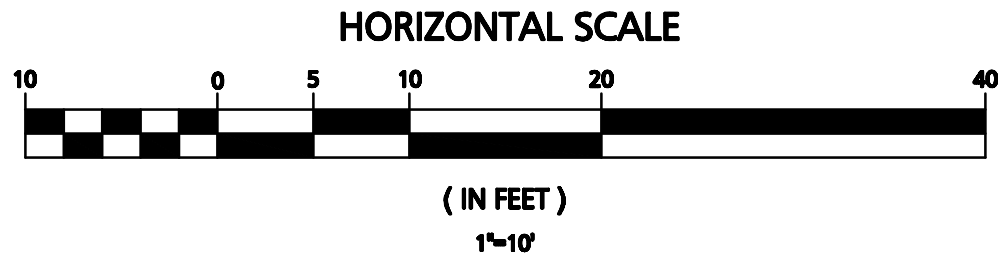
LEGEND - SITE LAYOUT PLAN	
PROPERTY LINE	
PROPOSED CURB	
PROPOSED BUILDING	
PROPOSED BUILDING OVERHANG	
PROPOSED BIT. CONC.	
PROPOSED LANDSCAPING	
PROPOSED CEM. CONC.	
PROPOSED PERV. PAVER	
PROPOSED WALL	

PARKING CALCULATIONS		
COMPONENT	REQUIRED	PROPOSED
HOTEL (50 ROOMS)	50 SPACES (1 SPACE PER ROOM) 50 ROOMS x 1 spaces = 50 Spaces	24 SPACES (Garage Spaces)
TOTAL	50 SPACES	24 SPACES

NOTE:
1A. RESTAURANT USE UNDER 3,000 S.F. DOES NOT REQUIRE PARKING
2A. STANDARD PARKING SPACES ARE 9'x18'
3A. RELIEF REQUESTED TO ALLOW 24 SPACES WHERE 50 ARE REQUIRED.

OPEN SPACE CALCULATION	
GROSS FLOOR AREA = 23,135 S.F.	
TOTAL OPEN SPACE = 4,492± S.F.	
19.4% OPEN SPACE	
BREAKDOWN OF OPEN SPACE:	
LANDSCAPED: 1,933 S.F.	
PATIO: 2,315 S.F.	
CEM. CONC. SIDEWALK: 244 S.F.	

MASSACHUSETTS AVENUE



PREPARED FOR:

Lincoln Architects LLC
1 Mount Vernon Street, Suite 203
Winchester, Massachusetts 01890

DWG. NO.

10f1

DRAWING TITLE:

Valet Parking Figure

PROJECT:

Proposed Site Plan
1211 Massachusetts Avenue
(Parcel ID: 58-11-1 & 57-4-14)
Arlington, Massachusetts

PROJECT #:

20-59805

SCALE:

AS NOTED

DESIGN BY:

Eric Bradanese, P.E.

PREPARED BY:

Engineering Alliance, Inc.
Civil Engineering & Land Planning Consultants
194 Central Street
Saugus, MA 01906
Tel: (781) 231-1349
Fax: (781) 417-0020

DATE:

August 5, 2020

DWG FILE NAME:

20-59805.dwg

CHECKED BY:

Richard A. Salvo, P.E.

Professional Engineer for
Engineering Alliance, Inc.

ADD EXIST. CROSSWALK AND DETECTABLE WARNING PANELS AT DRIVEWAYS

8-12-2020

DATE

DESCRIPTION OF REVISION